



Tanners Cottage 35 Culver Street, Newent GL18 1DB

£289,950



Tanners Cottage 35 Culver Street, Newent GL18 1DB

• Wealth of character features • Ample parking • Close to amenities • Low maintenance gardens • No onward chain • EPC D58 • Council Tax C • Freehold

£289,950



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

Hall

Front door leads into hallway which in turn opens into both kitchen and living room and also has door to rear courtyard.

Kitchen/breakfast room

Stainless steel sink unit, a range of base and wall mounted units, cupboards and drawers with work tops. Built in electric over with hob over, plumbing for washing machine space for further appliances, window to front aspect, exposed wall timbers and beams dividing the rooms.

Living/dining room

A large and spacious room with a wealth of character features to include ceiling and wall timbers, brick fire place with inset wood burning stove, two windows, stairs to the first floor.

First floor landing

Airing cupboard, access to loft space and thumb latch doors leading off.

Bedroom one

Exposed timbers and beams, two roof light windows

Bedroom two

Exposed feature timbers, built in wardrobes and window to rear aspect.

Shower room

Shower enclosure with electric shower unit, low level WC and hand basin.

Outside

To the front of the property is a tarmac parking area with parking for 3 vehicles. Steps lead down to the front door and also a paved garden area with raised gravelled bed. The rear garden is a paved court yard with garden shed.

Material Information

Tenure: Freehold

Council tax band: C

Local Authority & rates: Forest of Dean District Council - £2034.41 (2024/25)

Electricity supply: mains

Water supply: mains

Sewerage: mains

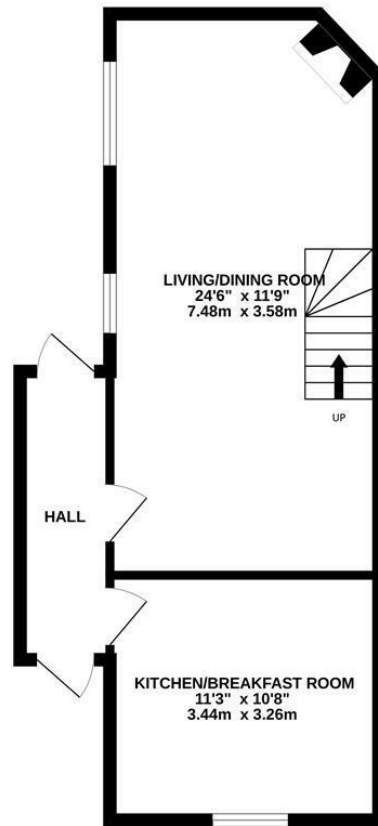
Heating: gas

Broadband speed: Basic 17 Mbps Superfast 80 Mbps

Mobile phone coverage: EE, Vodaphone, Three, O2



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA - 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro ©2023

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

