



St Clements Bury Bar, Newent GL18 1PT
£235,000



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- No onward chain
- Three bedroom town house
- Private and enclosed rear garden
- Close to local amenities
- Popular market town location
- EPC D62
- Council Tax B
- Freehold

£235,000

Accommodation

The home is accessed directly off the lane into the front door and hallway which has rustic stone tiled flooring which continues throughout the ground floor. The living room is at the front of the property and enjoys natural light from two windows. To the rear of the house is a well appointed kitchen/diner with a range of base and wall mounted units with oak worktops and integrated oven plus gas hob over. Archway from kitchen opens up into a versatile space that in turn leads out to the garden.

Stairs from hallway, with handy storage under, lead up to the first floor where there are two bedrooms and a bathroom. Further set of stairs from the landing lead up to second floor bedroom which boasts eaves storage and a roof light window.

Outside

The rear garden is a delight and quite unexpected for a property in town. Off the sliding patio doors is a walled courtyard area, ideal for al fresco dining. Steps then lead up to the main garden which has pleasant patio area and an arched trellis leads through to expanse of lawn with mature borders. There is a further area located behind the summer house and shed that offers potential for vegetable patch. The garden is fully enclosed by fencing.

Location

Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, three schools all within the town, a doctors surgery and dentist, Sports and Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 and M5.

Material Information

Tenure: Freehold

Council tax band: B

Local authority and rates: Forest of Dean District Council, Tax Band B - £1780.11 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband speed: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three



1 High Street, Newent, GL18 1AN

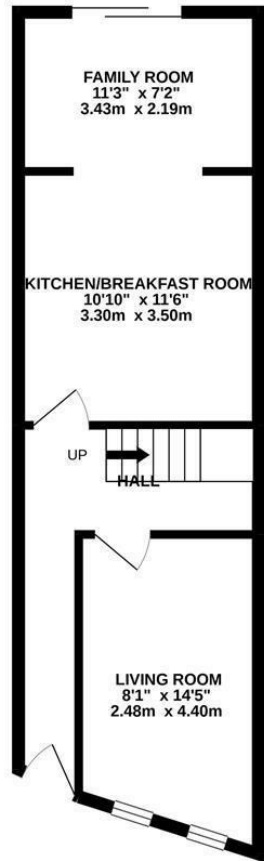
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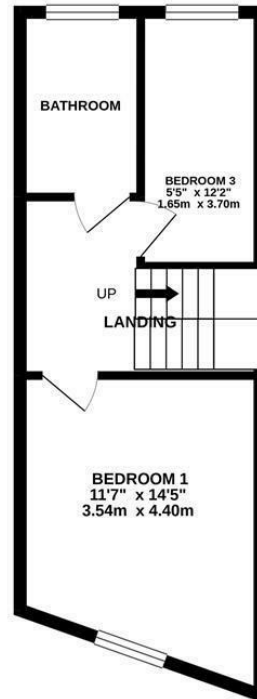
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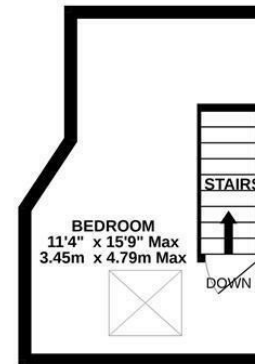
GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



2ND FLOOR
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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.
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