



The Mulberry Bury Bar, Newent GL18 1PT
£245,000



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• No onward chain • Two double bedrooms • Off road parking • Popular market town location • Potential rental income of £825pcm • Immaculately presented • Tax band B • EPC C71

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Living Room

Generously sized room with French doors opening out to the private rear garden. Understairs storage cupboard.

Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated electric oven, four ring gas hob and extractor over. Further space for fridge freezer and plumbing for washing machine. Window to front aspect.

WC

White suite to include WC and wash hand basin. Frosted window to side aspect.

Master Bedroom

Large bedroom with fitted carpets. Window to side aspect overlooking the garden.

Second Bedroom

Fitted carpets and window to front aspect.

Bathroom

Family bathroom comprising of WC, wash hand basin and bath with shower over. Tiled surround and frosted window to side aspect.

Outside

To the front, the home offers a garden which is mainly laid to lawn and is accompanied by a

pathway which in turn leads to the front door. The rear and side garden benefits from both a lawned area and well presented courtyard space ideal for entertaining. There is one allocated parking space located to the rear of the property.

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, originally part of the Newent Court Estate. Newent is served by three schools, doctors' surgery and dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5.

Material information

Tenure: Freehold

Council tax band: B

Local Authority & rates: Forest of Dean District Council - £1780.11 (2024/2025)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: mains gas

Broadband speed: Basic 17 Mbps, Superfast 80 Mbps

Mobile phone coverage: EE, Vodafone, Three, O2

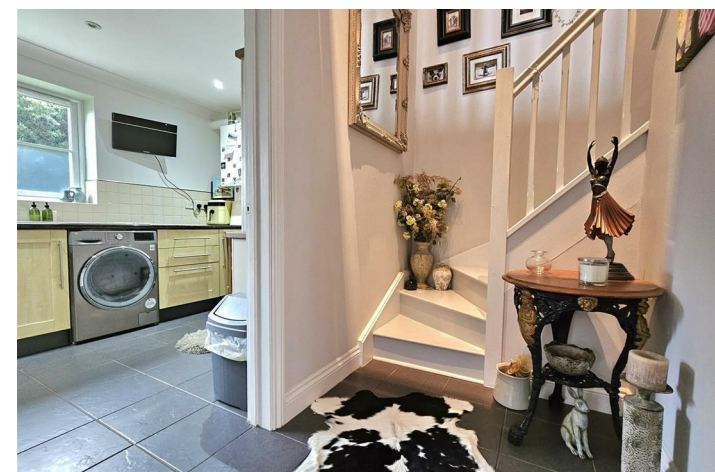


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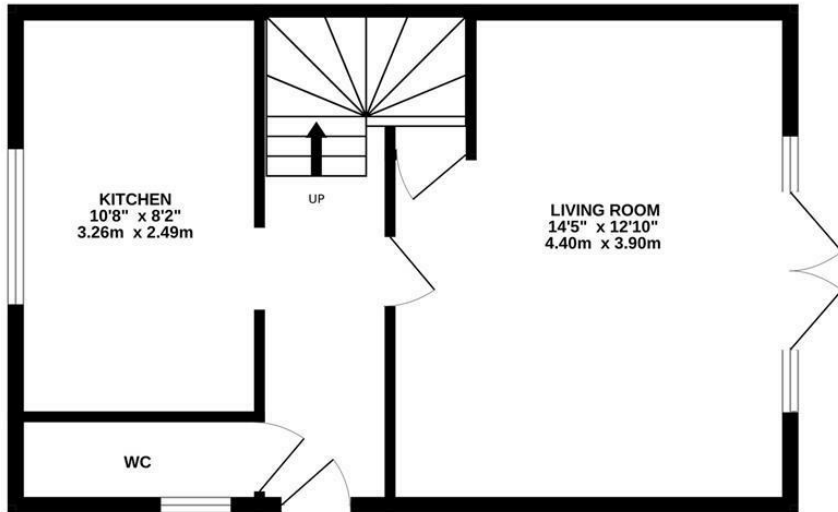
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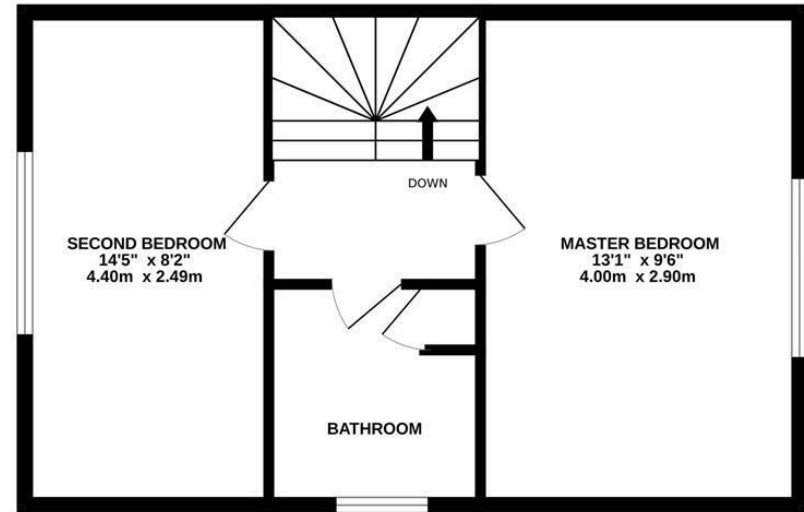
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GROUND FLOOR



1ST FLOOR



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