



1 Croft Close, Newent GL18 1RQ

£259,950



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• Detached bungalow • Close to lake • No chain • Garage and parking • Close to amenities • Private garden • EPC C69

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1 High Street, Newent, GL18 1AN

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Entrance porch

Door leading into living room.

Living room

Window to the front aspect, feature fireplace surround and door into hall.

Kitchen

Range of base and wall mounted units with worktops, stainless steel sink unit, electric oven, four ring electric hob, There is a rear aspect window overlooking the garden and door to side passage.

Bedroom one

Built in wardrobes and window to the front aspect.

Bedroom two

Rear aspect window with an outlook over the garden.

Bathroom

Suite comprising bath, WC and hand basin. Frosted window to the rear aspect.

Side passage

Door to the front leading out to driveway, door to garden room.

Garden room

Glass and aluminium constructions, sliding doors to the garden and door into garage.

Garage

Single garage with power and lighting. Up and over door to the front and overhead storage.

Outside

To the front of the property is a driveway with parking for 2 vehicles which leads to the garage and personal door into side passage. The front garden is laid to lawn with a mature tree and hedgerow. Gated side access leads around to the private rear garden which enjoys patio area, lawn and is enclosed by fencing.

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

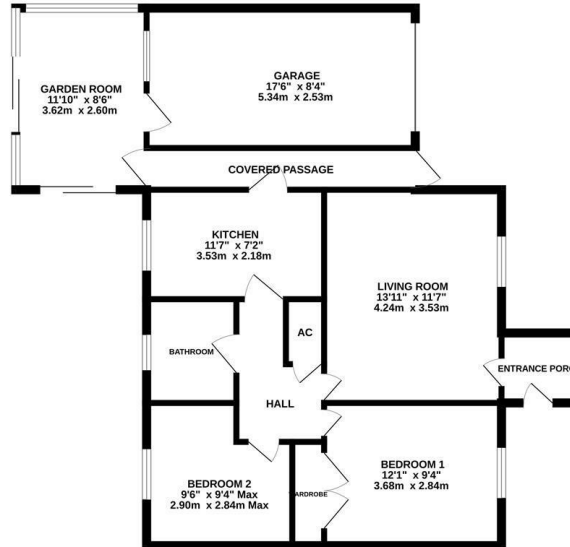
Heating: gas

Broadband speed: Basic 14 Mbps Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, Three, O2



GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq. ft. (80.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, plans and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The architect, surveyor and vendor make no warranty or representation and no guarantee as to their quantity or efficiency can be given. Made with MetreX CAD.

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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.

