



1 Croft Close, Newent GL18 1RQ

£249,950



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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 front aspect.

Bedroom two

Rear aspect window with an outlook over the garden.

Bathroom

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

Covered Side passage

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

Garden room

Glass and aluminium construction, 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

At the front of the property is a driveway with parking for two vehicles which leads to a single garage and personal door into covered side passage. The front garden is laid to lawn with a mature tree and hedgerow. Gated side access leads around to a 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

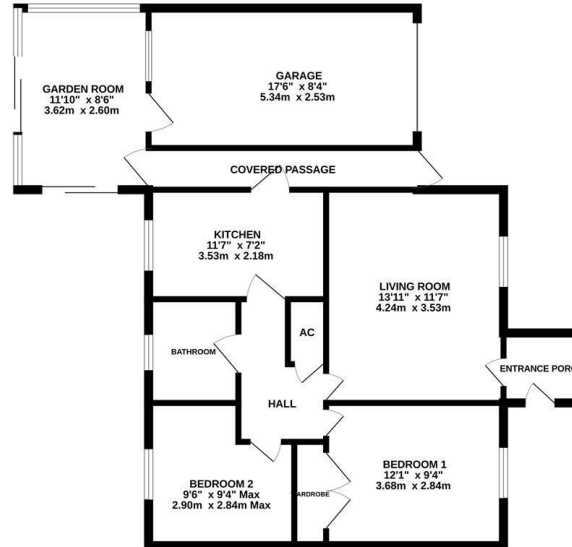
Heating: gas

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.

Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by prospective purchasers. The agent does not warrant the accuracy of the information and the guarantee as to their quantity or efficiency can be given. Made with MetreCam 2024.

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

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