



2 Russett Way, Newent GL18 1TS
£225,000



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- No onward chain
- Three bedroom mid-terrace property
- Popular market town location
- Off road parking for multiple vehicles
- Garden room ideal for home office or such like
- EPC D57
- Tax band C

£225,000



1 High Street, Newent, GL18 1AN

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Living Room

Laminated flooring. Window to front aspect.

Kitchen

well fitted with a range of wall and base units, worktops, single drainer circular sink unit with mixer taps, water softener, integrated oven and hob with attractive splashback, extractor fan above, built-in fridge freezer, plumbing for automatic washing machine and dishwasher, wall mounted gas central heating and domestic hot water heater, rear aspect window

Dining Room

Understairs storage cupboard. Tiled flooring

Conservatory

Half glazed hardwood construction with tiled flooring. Windows overlooking the rear garden.

Master Bedroom

Generously sized with built in wardrobes. Window to front aspect.

Second Bedroom

Built in wardrobe and window to rear aspect over looking back garden.

Third Bedroom

Window to front aspect. Over stairs storage cupboard.

Bathroom

White suite to include WC, wash hand basin and bath with shower over. Frosted window to rear aspect.

Outside

To the front is a block paved driveway with parking for one vehicle, low maintenance gravel area with small shrubs and bushes. The attractive rear garden is well maintained, fenced for privacy and having paved patio, gravel area, deep flower border with and abundance of flowering plants and shrubs, trellis fencing and quality artificial grass and pathway leading to the timber garden room. The property benefits from gated rear access leading to the rear parking space

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: C

Local authority and rates: Forest of Dean District Council
£1,946.40 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

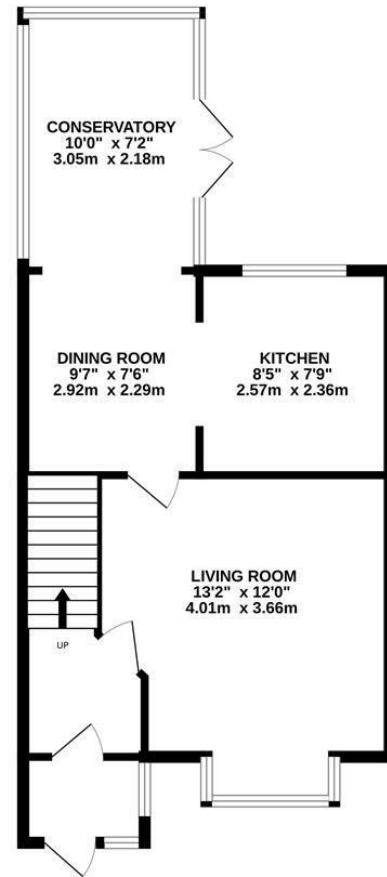
Heating: Electric

Broadband speed: Basic 14 Mbps, Superfast 80 Mbps

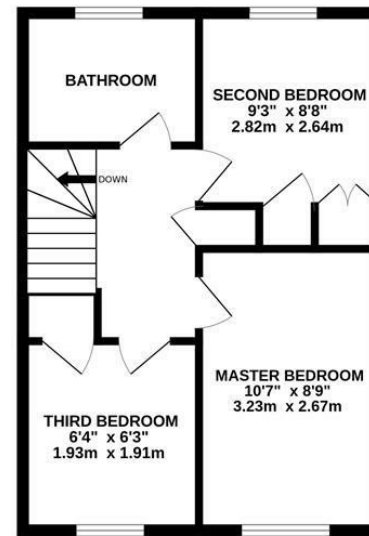
Mobile phone coverage: EE, Vodaphone, O2, Three



GROUND FLOOR



1ST FLOOR



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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