



5 Blenheim Drive, Newent GL18 1TU
Guide Price £287,500



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• Well presented • Family home • Parking plus garage • Private gardens • No chain • EPC C70 • Council tax C



1 High Street, Newent, GL18 1AN

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www.naylorpowell.com

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Entrance hall

With stairs to first floor, and doors off leading to rooms.

WC

White suite comprising WC and wash basin plus extractor fan.

Living room

Generous space with window to the rear aspect, feature fire place with inset gas fire, double doors to conservatory.

Conservatory

UPVC and brick construction with double doors out and outlook over the rear garden.

Kitchen

Well appointed with a range of base and wall mounted units with worktops over. Single drainer sink unit, electric cooker and 4 ring gas over, plumbing and space for dishwasher, space for further

appliance, tiled splash backs and window to front aspect. Door into the garage.

Integral garage

Plumbing and space for washing machine and further appliance with work bench over. Up and over door to the front, ample storage plus power and lighting.

First floor landing

Two storage cupboards, one housing the central heating boiler and utilised currently as wardrobe. Access to loft space which is partially boarded for storage and doors off to bedrooms and bathroom.

Bedroom one

Two good sized storage cupboards, window to the front aspect.

Bedroom two

Window to rear aspect overlooking the garden.



Bedroom three

Window to rear aspect.

Family bathroom

Modern finish with white suite comprising bath with direct feed shower over, WC and wash basin with cupboards and drawers surrounding. Frosted window to front aspect.

Outside

To the front of the home is a paved driveway with parking for two vehicles plus additional area with storage shed. Gated side access leads around to the rear garden which has been well maintained and offers privacy with pleasant patio area, raised lawn and all enclosed by fencing. There is a an awning off the rear of the conservatory offering shade.

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 & rates: Forest of Dean District Council - £2034.41 (2024/25)

Electricity supply: mains

Water supply: mains

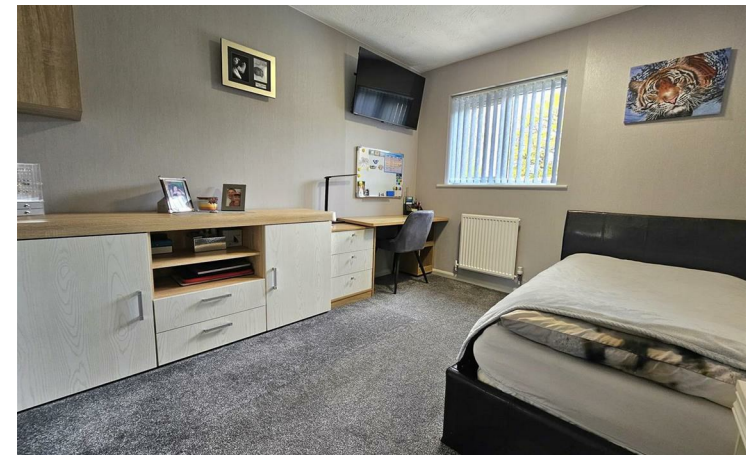
Sewerage: mains

Heating: gas

Broadband speed: Basic 13 Mbps

Superfast 75 Mbps

Mobile phone coverage: EE, Vodaphone, Three, O2

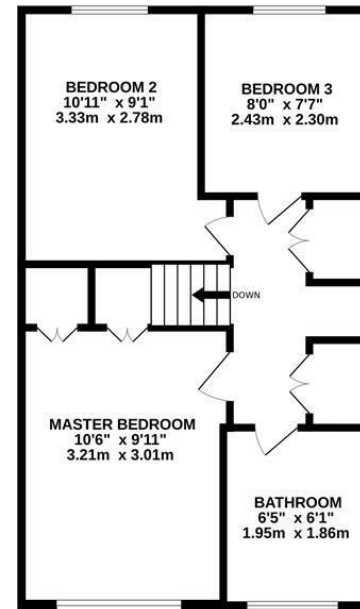




GROUND FLOOR



1ST FLOOR



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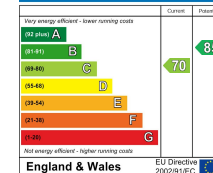
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

