



**Foley Road, Newent GL18 1SS**  
**£305,000**



# Foley Road, Newent GL18 1SS

- No onward chain
- Three bedroom detached property
- Immaculately presented throughout
- Popular market town location
- EPC B83
- Tax band D

**£305,000**

## Living Room

Stretching the length of the home, this generously sized offers a feature wall mounted electric fireplace and French doors to the garden.

## Kitchen Dining Room

Space for dining table and ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven with five ring gas hob and extractor over. Further space for fridge freezer and additional storage cupboard

## Utility Room

Additional storage units as well as plumbing for washing machine. Door to back garden.

## WC

White suite to include WC and wash hand basin.

## Landing

With storage cupboard.

## Master Bedroom

Double bedroom stretching the length of the property. Dual aspect views via the windows to both front and rear aspect.

## Ensuite

White suite comprising WC, wash hand basin and shower cubicle with tiled surround.

## Second Bedroom

Double bedroom with window to front aspect.

## Three Bedroom

Window to rear aspect overlooking the back garden.

## Bathroom

Tiled bathroom with white suite comprising WC, vanity unit with mirror over, and bath with shower over. Frosted window to side aspect.

## Outside

Arriving at the property you are welcomed by a driveway granting parking for multiple vehicles. Accessed via the side gate, the rear garden offers a combination of lawned and patio areas (6.3m x 3.3m) with veranda accompanied by mature trees and flowers.

## 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: D

Local Authority & rates: Forest of Dean District Council - £2,288.72 (2024/2025)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: gas

Broadband speed: Basic 16 Mbps Superfast 80 Mbps

Mobile phone coverage: EE, Vodafone, Three, O2

Annual service charge of £157 paid to First Port

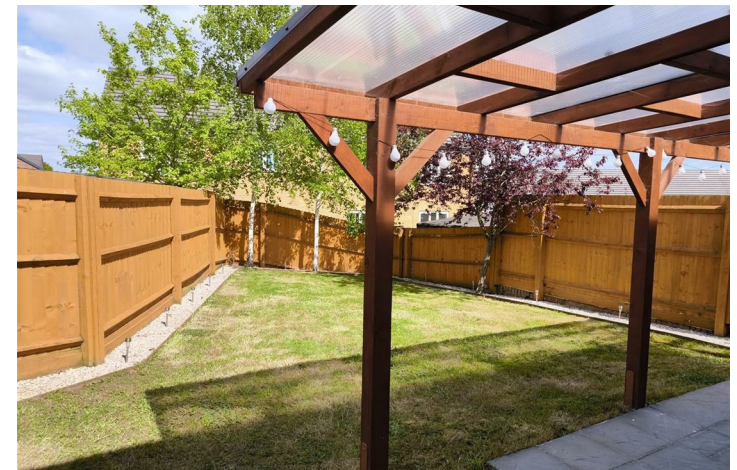


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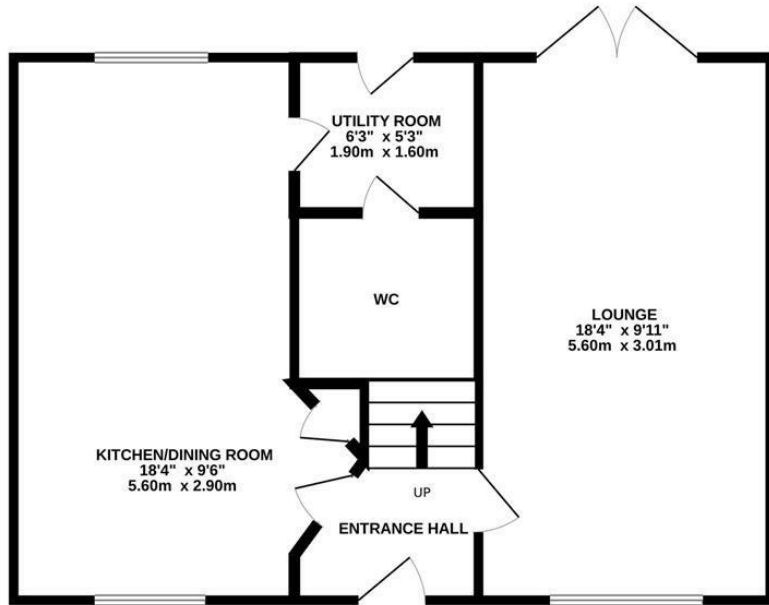
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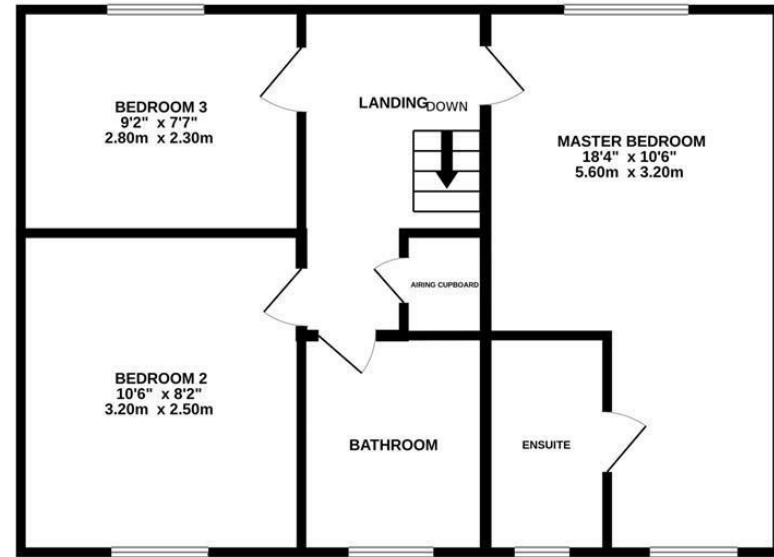
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GROUND FLOOR



1ST FLOOR



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