



**6 Blenheim Drive, Newent GL18 1TU**  
**£280,000**



## 6 Blenheim Drive, Newent GL18 1TU

• Two reception rooms • Cul de sac location • Off road parking for several vehicles • Close to town centre • Downstairs cloakroom • Modern finish throughout • Useful entrance porch • Private garden • Forest of Dean District Council Tax band C - £2,034.41 (2024/25) • EPC rating C71

**£280,000**



1 High Street, Newent, GL18 1AN

**01531 828970**

**newent@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Porch

Windows to side and rear aspect.

### Hall

Stairs to first floor and access to kitchen cloakroom, and door to:

### Cloakroom

WC, wash hand basin, radiator.

### Living Room

Laminate wood flooring, two radiators, double glazed window and patio doors to garden. Feature fireplace, understairs cupboard and doors to:

### Dining Room

Radiator, double glazed window to front elevation.

### Kitchen

A range of modern, matching base and wall units with work surface over, built in dishwasher, space for range style cooker oven and freestanding fridge/freezer, breakfast bar, tiled flooring and splashbacks, double glazed window to the front elevation.

### On The First Floor

### Landing

Doors to all bedrooms and bathroom, airing cupboard, access to loft via hatch which is boarded with a light and ladder.

### Bedroom 1

Radiator, double glazed window to front elevation, built in wardrobes.

### Bedroom 2

Radiator, double glazed window to rear elevation.

### Bedroom 3

Radiator, double glazed window to rear elevation.

### Bathroom

Panelled bath with shower over, WC, pedestal wash hand basin, tiled splashbacks, radiator and double glazed obscure window to front elevation.

### Outside

To the front, the property offers a driveway granting parking for multiple vehicles. Accessed via the side gate, the back garden benefits from a combination of lawn and patio areas accompanied by veranda, ideal for alfresco dining in the summer months.

### Location

The market town of Newent sits 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. Served by three schools, doctors surgery, dentist, sports & leisure centre, excellent motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking for an active community.

### Material Information

Tenure - Freehold

Council Tax Band C

Forest of Dean District Council - £2,034.41 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

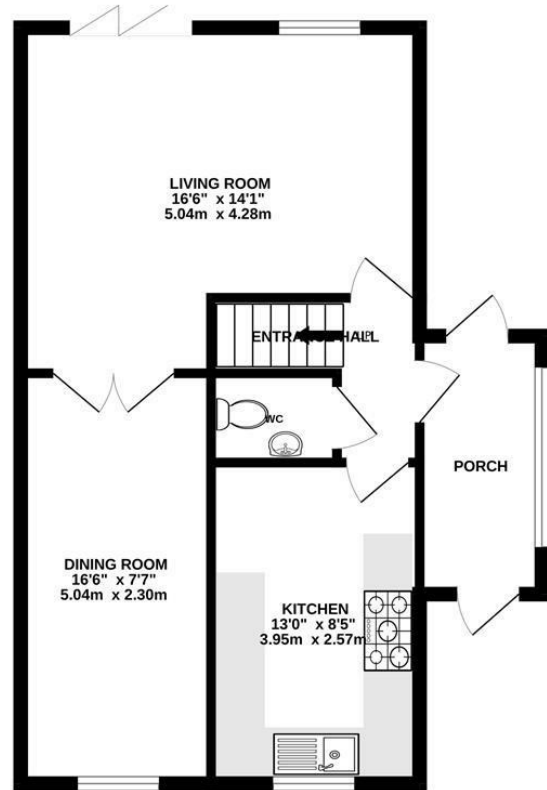
Heating: Gas central heating

Broadband speed: Standard 13 Mbps, Superfast 75 Mbps

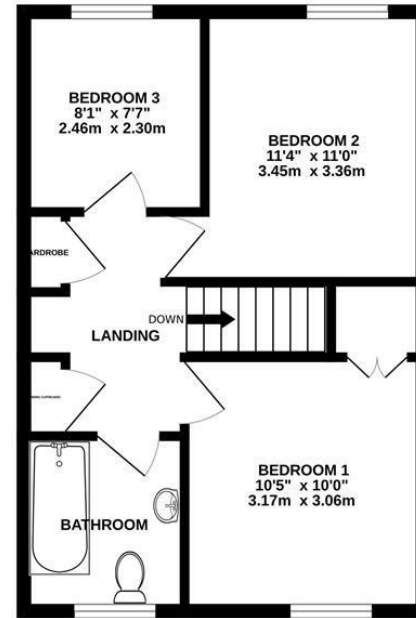
Mobile phone coverage: Vodafone, EE, Three and O2 are all limited



GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

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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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.

