



Meek Road, Newent GL18 1DX
£305,000



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- Modern family home
- New build NHBC guarantee remaining
- Off road parking
- EPC B83



1 High Street, Newent, GL18 1AN

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www.naylorpowell.com

£305,000

Entrance Hall

Doors leading to kitchen, living room and storage cupboard. Stairs to first floor.

Kitchen

Ample storage in a range of floor and eye level units accompanied by electric oven, four ring gas hob with extractor over and stainless steel sink. Additional space for fridge freezer and plumbing for dishwasher. Windows to front and side aspect.

Utility Room

Plumbing for washing machine. Doors to cloakroom and rear garden.

Cloakroom

WC and wash hand basin

Living Room

Window to front aspect and French doors to rear garden.

Master Bedroom

Windows to both front and side aspect.

Ensuite

White suite with WC, wash hand basin and shower cubical.

Bedroom Two

Window to front and side aspect.

Bedroom Three

Window to front and side aspect.

Bathroom

White suite with WC, wash hand basin and bath.

Outside

The recently landscaped garden offers a mixture of patio and lawned area with a pebbled pathway leading to the shed and rear gate. A Driveway granting space for two vehicles completes outside.

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.

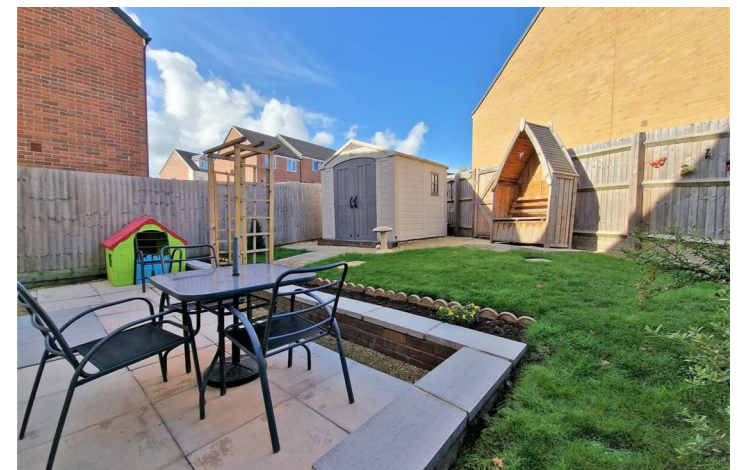
Local Authority, Services & Tenure

Freehold

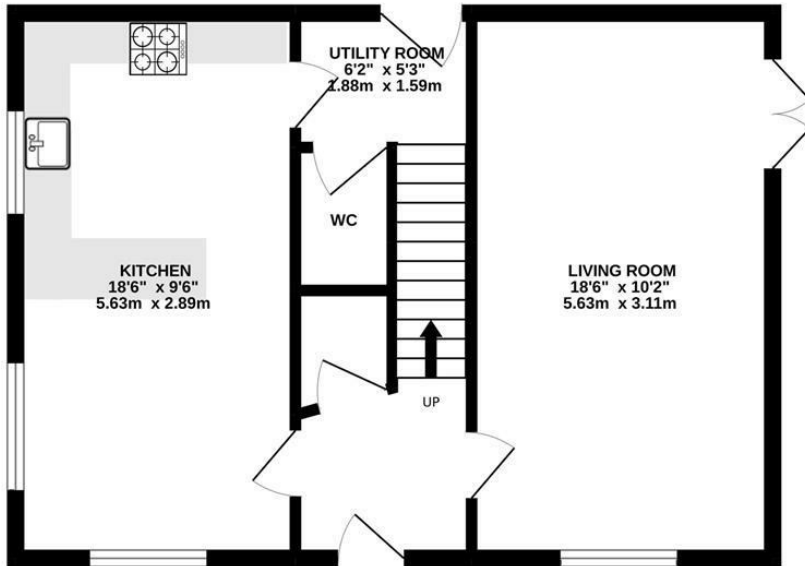
Maintenance charge - £150 per annum approximately

All mains services are connected

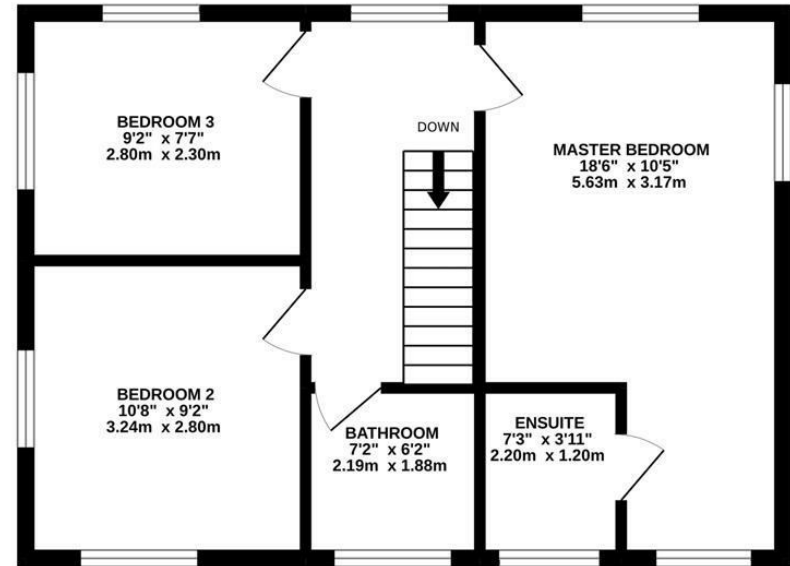
Forest of Dean District council - Tax Band D - £2069.66 (2022/23)



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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.

