



**33 Church Street, Newent GL18 1AA**

**£349,950**



## 33 Church Street, Newent GL18 1AA

- Four bedroom semi-detached character property
- Grade II listed
- Driveway and garage
- Private and enclosed rear garden
- Popular market town location
- Tax band C

**£349,950**

### Living Room

Spacious living room with bow windows overlooking the church.

### Dining Room

Currently utilised as a additional living room, this area is a versatile space. Window to front aspect.

### Kitchen

Ample storage in a range of floor and eye level units accompanied by space for integrated appliances and plumbing for washing machine. window to rear aspect and door leading to the back garden.

### Bathroom

White suite bathroom with bath with shower over and vanity unit with mixer tap. WC in separate room with frosted window to rear aspect.

### Basement

Accessed via stairs from the hallway. Storage area with power and lighting.

### Master Bedroom

Double bedroom with decorative fireplace. Window to front aspect.

### Second Bedroom

Double bedroom with window to front aspect with enviable views across the church yard.

### Third Bedroom

Double bedroom with built in storage. Window to rear aspect.

### Fourth Bedroom

Double bedroom with window overlooking the rear garden. Planning permission has been granted to convert this room into an upstairs bathroom.

### Outside

Accessed via wooden gates, the property offers a driveway providing parking for several vehicles. The private rear garden benefits

from being a good size and comprises mainly of patio and lawn areas accompanied by mature shrubs and flowers. There is also a productive area and garden shed.

### Garage

Single garage with power and lighting.

### 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 - £2,034.41 (2024/2025)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: Air source heat pump

Broadband speed: Basic 16 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, Three, O2

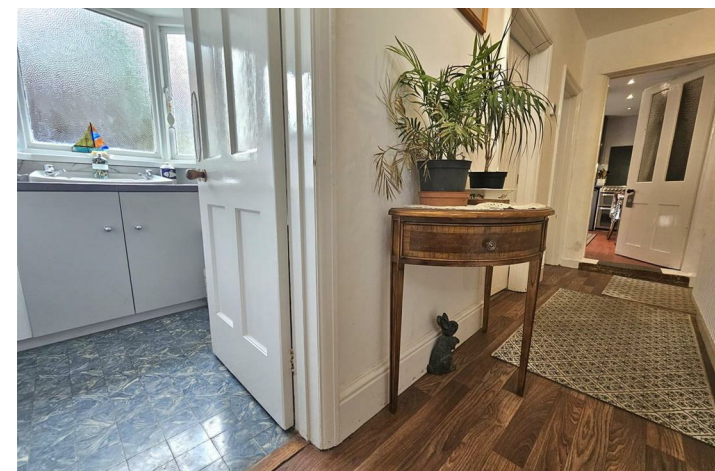


1 High Street, Newent, GL18 1AN

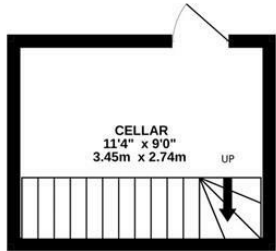
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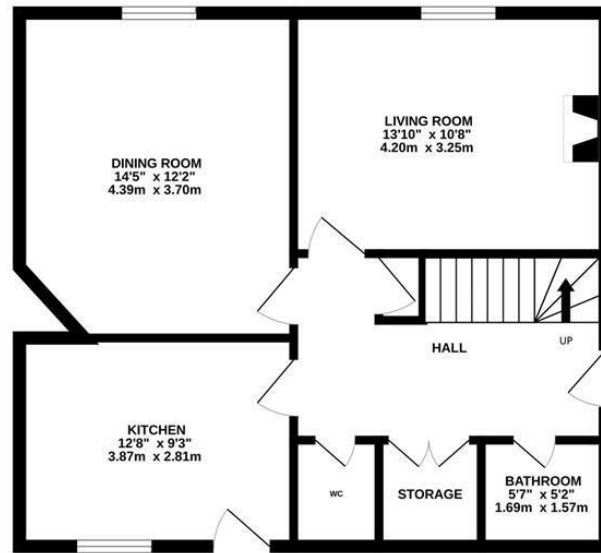
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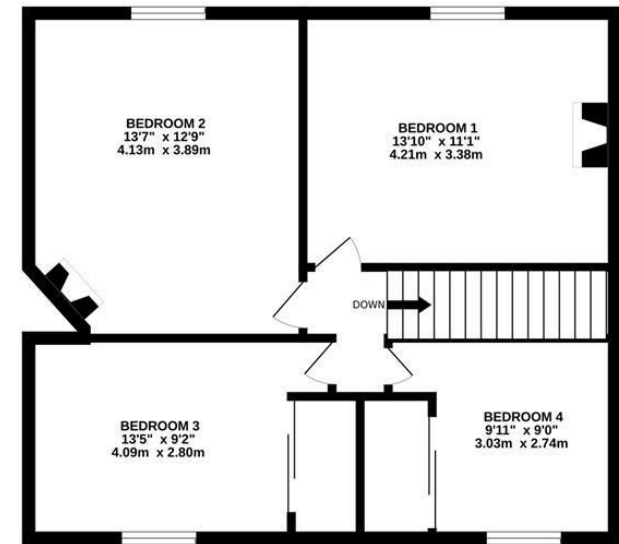
**BASEMENT**  
102 sq.ft. (9.4 sq.m.) approx.



**GROUND FLOOR**  
603 sq.ft. (56.1 sq.m.) approx.



**1ST FLOOR**  
591 sq.ft. (54.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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