



**Reevers Road, Newent GL18 1TN**

**£192,500**



## Reevers Road, Newent GL18 1TN

• Ideal first time or investment buy • Cottage style • Parking • Garden • Potential  
rent yield of £850 PCM • EPC D67 • Council tax B



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### Entrance hall

Accessed via front door. Handy cloaks cupboard and thumb latch door into living room.

### Living room

Window to the front aspect, character features with exposed brick wall and decorative beams. Stairs to first floor, thumb latch door to kitchen.

### Kitchen

A range of base and wall mounted units with worktops, stainless sink unit, plumbing and space for washing machine and dishwasher, gas cooker point and space for cooker, window to the rear and door to rear garden.

### First floor landing

Access to loft space, thumb latch doors off.

### Bedroom one

Built in storage cupboard and window to the front aspect.

### Bedroom two

Built in storage and window to rear aspect.

### Bathroom

Suite comprising WC, hand basin and bath with electric shower over.

### Outside

To the front of the property is a path leading to the front door with garden laid to lawn. There are two parking spaces with the property with one being under a barn style car port.

The rear garden is mainly laid to lawn with patio area off the back door and is enclosed by fencing.

### Location

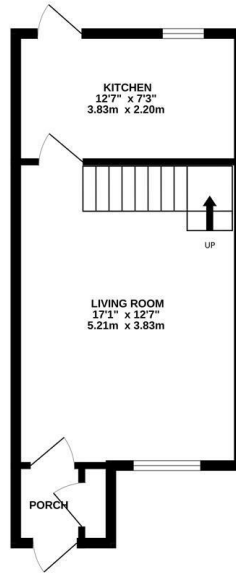
The market town of Newent sits 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. Served by three schools, doctors surgery, dentist, sports & leisure centre, excellent motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking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

### Material information

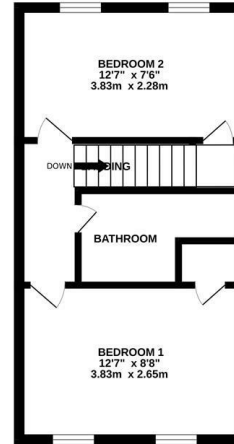
Tenure: Freehold  
Council tax band: B  
Local authority and rates: Forest of Dean District  
Council £1780.11 (2024/25)  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Mains  
Heating: Mains gas



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, spaces and appliances shown here are not 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.

