



**Reevers Road, Newent GL18 1TN**

**£192,500**

**np**  
naylor powell

## 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



1 High Street, Newent, GL18 1AN  
01531 828970  
newent@naylorpowell.com  
www.naylorpowell.com

**£192,500**

### 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 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

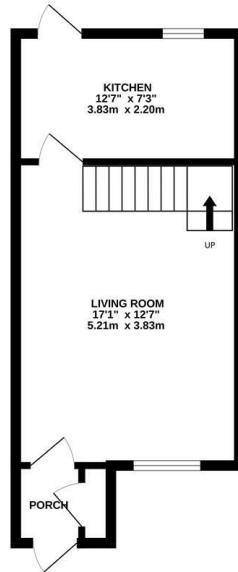
Water supply: Mains

Sewerage: Mains

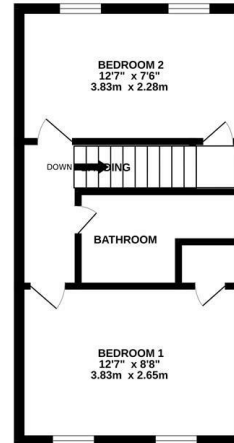
Heating: Mains gas



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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.  
Made with Lettoplan 2023

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

