



**16 Oak Tree Way, Newent GL18 1UD**  
**£240,000**





# 16 Oak Tree Way, Newent GL18 1UD

- Three bedroom semi-detached family home
- Low maintenance garden
- Close to local amenities
- Two allocated parking spaces
- Stylish en-suite
- EPC C78
- Tax Band B



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## Entrance Hall

Accessed via the front door. Leads into the living room and WC.

## WC

WC and Wash basin. Frosted window to front aspect.

## Living Room

Spacious living room with window to front aspect. Stairs to the first floor.

## Kitchen / Dining room

Ample storage in a range of floor and eye level units, accompanied by integrated appliances to include electric oven with a four ring gas hob and extractor hood. Additional space for fridge freezer and plumbing for washing machine. Window to rear aspect overlooking the garden and French doors leading out.

## Master Bedroom

Double Bedroom. Window facing the front aspect.

## En-Suite

Stylish suite comprising shower enclosure, WC and a wash hand basin.

## Bedroom Two

Double Bedroom. Window to rear aspect overlooking the garden.

## Bedroom Three

Window facing front aspect.

## Bathroom

White suite comprising bath, WC and wash hand basin. Frosted window to rear aspect.

## Outside

To the front of the property there is parking for two vehicles and a pathway leading up to the front door. Access via the side gate, the rear garden features artificial grass which leads up to a raised decked area.

## 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 - £1,780.11 (2024/25)

Service charge £175.96 per annum

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

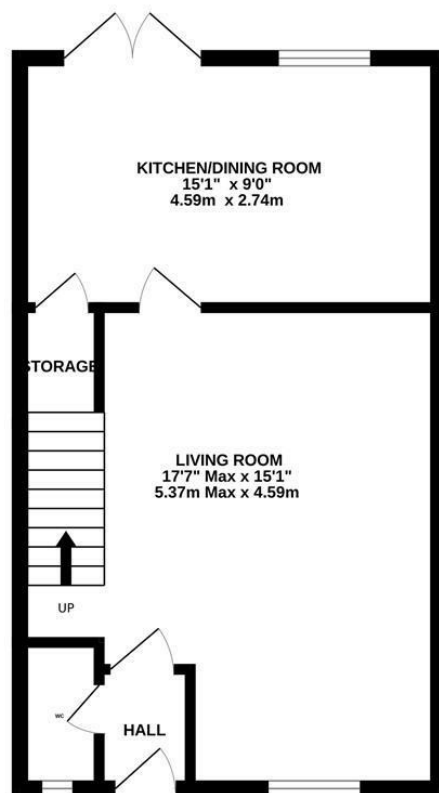
Heating: Mains gas

Broadband speed: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1139 Mbps

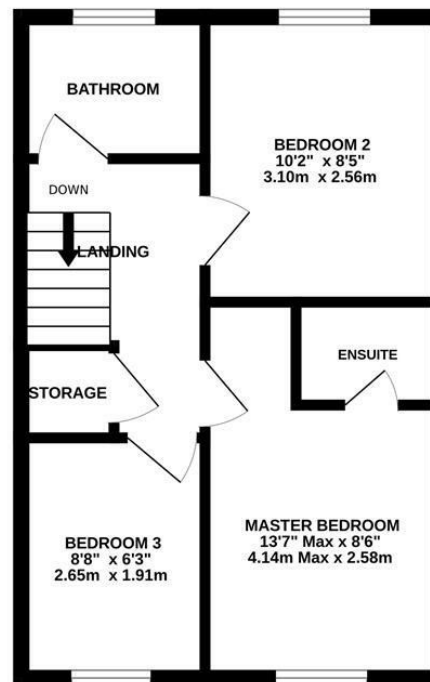
Mobile phone coverage: EE, Vodafone, Three & O2



GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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