



39 Court Road, Newent GL18 1SY
£380,000



39 Court Road, Newent GL18 1SY

- Three bedroom detached bungalow
- Renovated within the last five years
- Immaculately presented throughout
- Ample off road parking
- Private rear garden
- EPC C69
- Tax Band C

£380,000



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

Kitchen Dining Living Room

The heart of the property, this room offers a versatile living space with feature electric fireplace and French doors to the outside patio area. The recently installed Wren kitchen benefits from ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, dishwasher, washing machine, electric oven and four ring electric hob with extractor over.

Conservatory

Windows to rear and side aspect overlooking the back garden. Doors to outside.

Master Bedroom

Double bedroom with window to rear aspect.

Storage Room/Utility

Offering a versatile space, this room currently provides additional storage however has potential to be converted into an en suite for the master bedroom with plumbing already installed.

Second Bedroom

Double bedroom with window to front aspect.

Third Bedroom

Window to front aspect.

Bathroom

Recently installed bathroom suite comprising WC, wash hand basin and bath with shower over. Frosted window to side aspect.

Outside

To the front, the property benefits from a driveway providing parking for up to six vehicles. Accessed via the side gate, the well kept garden offers a combination of lawn and patio areas ideal for alfresco dining in the summer months. The garden also benefits from a productive area, greenhouse, garden shed and rear gated access.

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: C

Local authority and rates : Forest of Dean District Council - £2,034.41 (2024/25)

Electricity supply: Mains

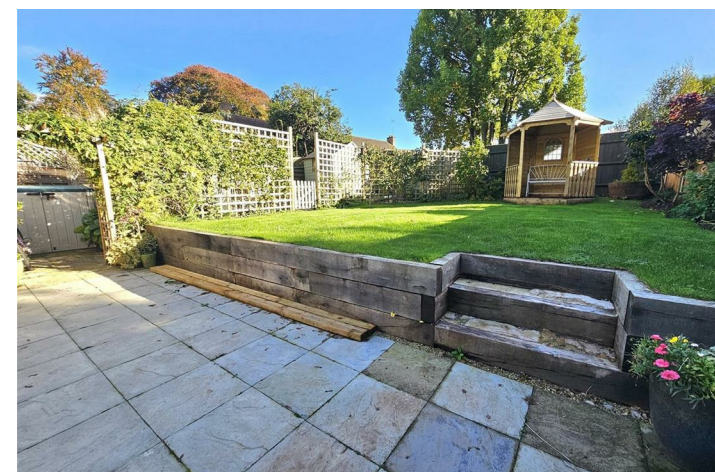
Water supply: Mains

Sewerage: Mains

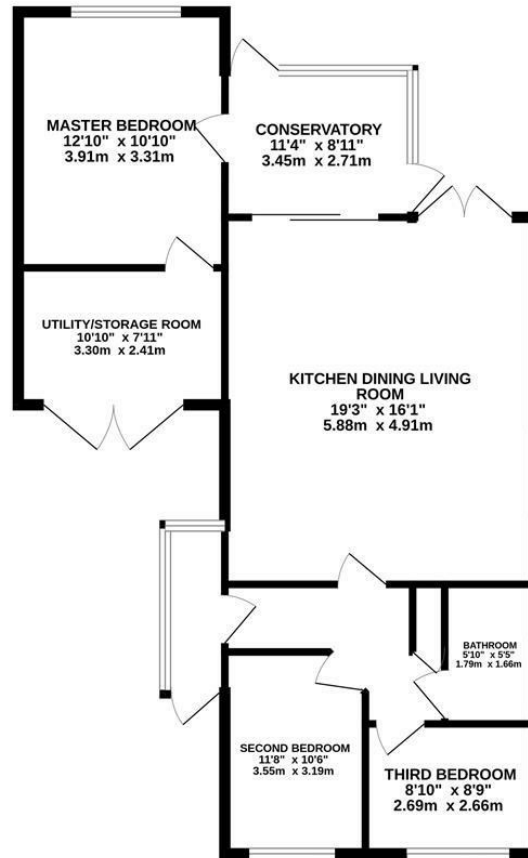
Heating: Mains gas

Broadband speed: Basic 13 Mbps, Superfast 48 Mbps,

Mobile phone coverage: EE, Vodafone, Three & O2



GROUND FLOOR



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.
Made with Metropix 12/2024.

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.

