



18 Meek Road, Newent GL18 1UA
Guide Price £370,000



18 Meek Road, Newent GL18 1UA

- Four Bedrooms • En suite • Off road parking plus garage • Enclosed rear garden • Popular location



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

Guide Price £370,000

Living Room

Generously sized living room with bay window to front elevation.

Kitchen Dining Room

Modern open plan kitchen/dining room providing a range of base and eye level units, with integrated appliances to include fridge, freezer, double electric oven and five ring gas hob with stainless extractor over, tiled floor, window and French doors to the rear garden. There is space and plumbing for a dishwasher.

Utility Room

Further storage in base and wall units alongside boiler. Door to back garden.

Study

Versatile space and could be used as an additional reception room, playroom/office or such. Window to front aspect.

WC

WC and wash hand basin.

Master Bedroom

Double bedroom with built in wardrobe. Window to front aspect.

En suite

White suit including WC, wash hand basin and shower cubicle.

Second Bedroom

Double bedroom. Window to front aspect.

Third Bedroom

Double bedroom. window to rear aspect overlooking the back garden.

Fourth Bedroom

Window to rear aspect.

Family Bathroom

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



Outside

The front lawn area is framed by a mature hedgerow, to the side is a block paved driveway providing off road parking and leads to a detached single garage. A block paved patio adjacent to the rear of the property creates a space ideal for al fresco dining with the addition of a small lawn area.

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, is the 'jewel of the town.'

Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5.

Material Information

Tenure: Freehold

Council tax band: E

Local authority and rates: Forest of Dean District Council, Tax Band E - £2951.87 (2025/26)

There is an annual service charge of £150

for the maintenance of communal green areas on the development

Electricity supply: Mains

Water supply: Mains

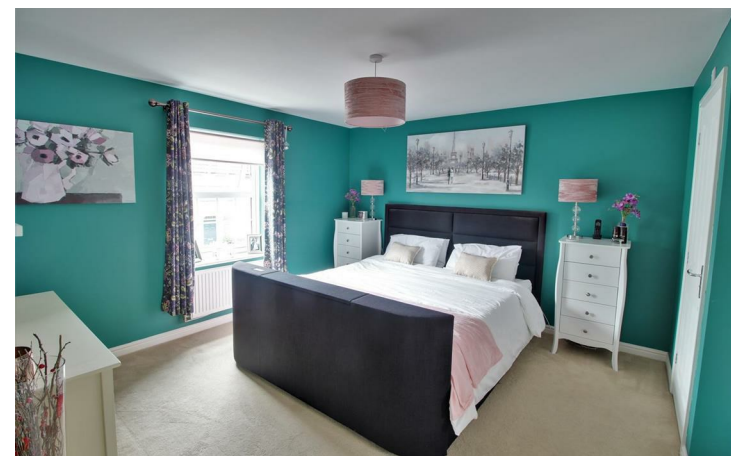
Sewerage: Mains

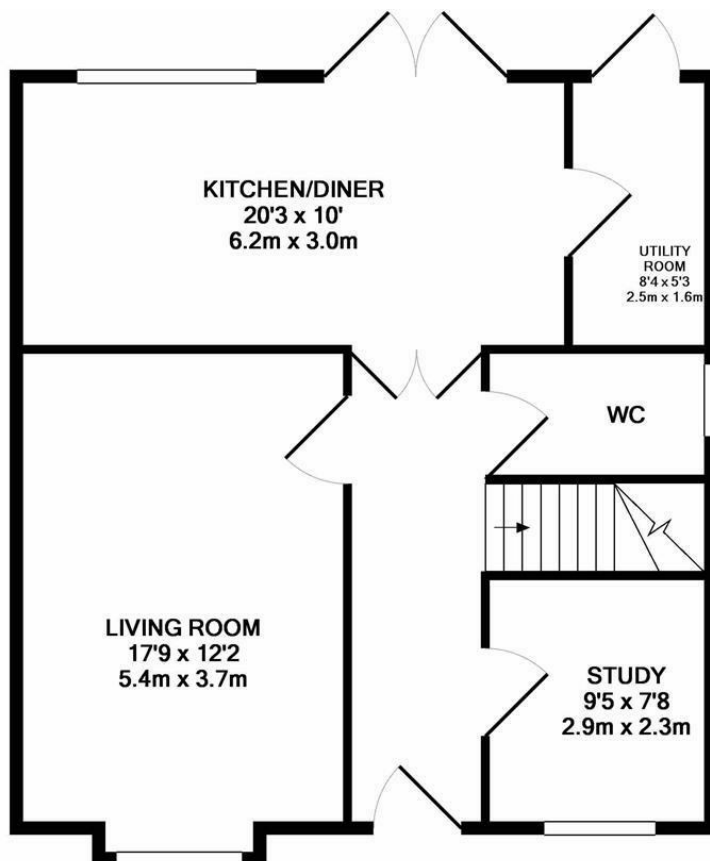
Heating: Mains Gas

Broadband speed: Basic 15 Mbps, superfast 80Mbps, Ultrafast 1000 Mbps

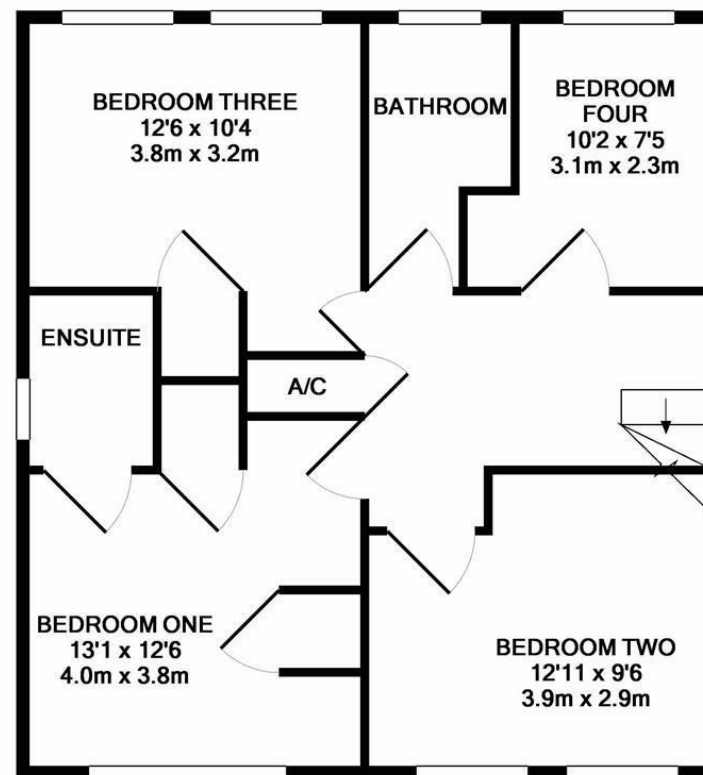
Mobile phone coverage: EE, Vodafone, O2, Three







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2018

1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

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.

