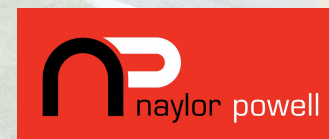




20 Buzzard Row, Newent GL18 1FF
£260,000



20 Buzzard Row, Newent GL18 1FF

- Three bedroom end of terrace property
- Driveway granting parking for multiple vehicles
- Private rear garden
- Popular market town location
- EPC B84
- Tax Band B

£260,000

New to the market is this three bedroom end of terrace property situated in the popular market town of Newent. Well presented, the home offers a generously sized driveway, private rear garden and ensuite to master bedroom.

Living Room

Spacious living room with window to front aspect.

WC

White WC comprising WC and wash hand basin.

Kitchen Dining Room

Generously sized kitchen dining room offering ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, dishwasher, electric oven and four ring gas hob with extractor over. There is also plumbing for a washing machine and space for a dining table. French doors to the garden.

Master Bedroom

Double bedroom with over the stairs storage space. Window to front aspect.

Ensuite

Ensuite shower room comprising WC, wash hand basin and double width shower cubicle with tiled surround. Obscure window to front aspect.

Second Bedroom

Double bedroom with window to rear elevation over looking the back garden.

Third Bedroom

Window to rear elevation.

Bathroom

White suite to include wash hand basin, WC and bath.

Outside

To the front there is a generously sized driveway which provides parking for three vehicles. Accessed via the side gate, the garden boasts a combination of lawned and patio areas and is accompanied by a garden shed.

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 - £1,878.47 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

Broadband speed: Basic 19 Mbps, Superfast 65 Mbps, Ultrafast 1139 Mbps

Mobile phone coverage: EE, Vodafone, Three & O2

There will be a service charge of approximately £250 per annum to cover the communal green areas.



1 High Street, Newent, GL18 1AN

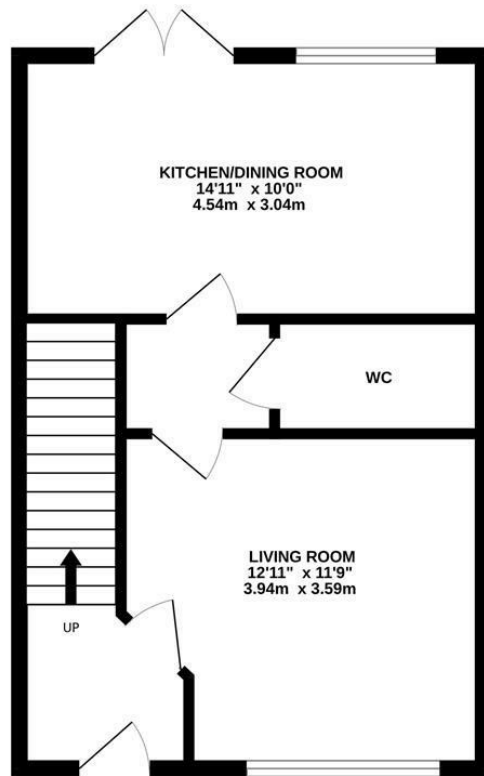
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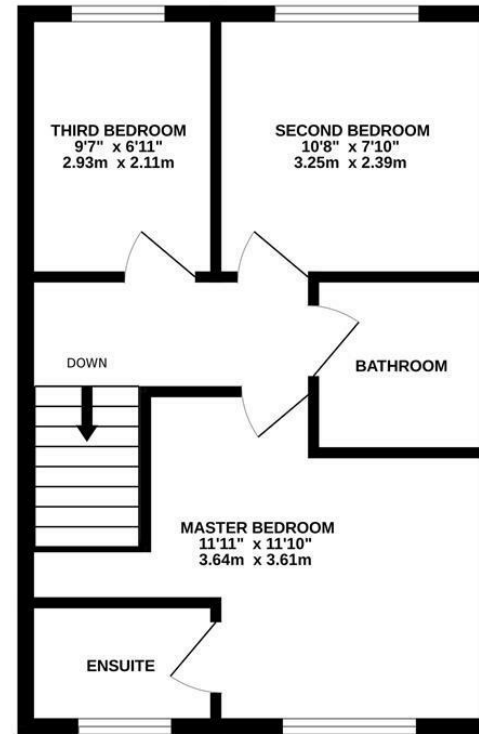
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GROUND FLOOR



1ST 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.
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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.

