



1 Blenheim Drive, Newent GL18 1TU
£315,000



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• Popular location within close proximity to the town amenities • Three bedroom family home • Kitchen/diner plus two reception rooms • Private rear garden and front garden with driveway for off-road parking • Offered to the market with no onward chain • Potential to improve • Forest of Dean District Council - Tax Band D - £2,415.17 (2025/26) • EPC C73

£315,000



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Entrance Porch

UPVC porch with frosted glass door, suitable for storing shoes and coats.

Entrance Hall

Doors leading off and stairs leading to first floor.

Cloakroom

White suite to include wash-hand basin and WC.

Living Room

Just off the hallway is the generously sized living room. Window to front aspect.

Sitting Room

Sliding doors leading out to patio area suitable for alfresco dining.

Kitchen/Diner

Ample storage in a range of floor and eye level units, accompanied by integrated appliances to include electric oven with a five ring gas hob and extractor hood. Additional space for fridge freezer and plumbing for washing machine. Windows to front and rear aspects.

First Floor Landing

Landing includes two storage cupboards and a window to side aspect.

Bedroom One

Double bedroom featuring two built-in wardrobes. Loft hatch. Window to front aspect

Bedroom Two

Double bedroom featuring built-in wardrobe. Window to rear aspect.

Bedroom Three

Window to front aspect.

Bathroom

Cream suite to include WC, wash-hand basin and bath with overhead shower. Frosted window to rear.

Outside

To the front of the property is parking for two cars, lawn with a mature cherry blossom and a pathway leading to the front door. At the rear of the property features a private garden with a range of mature shrubs along with a patio area suitable for alfresco dining. There is additional access through the side gate.

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: D

Local authority and rates: Forest of Dean District Council - £2,415.17 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

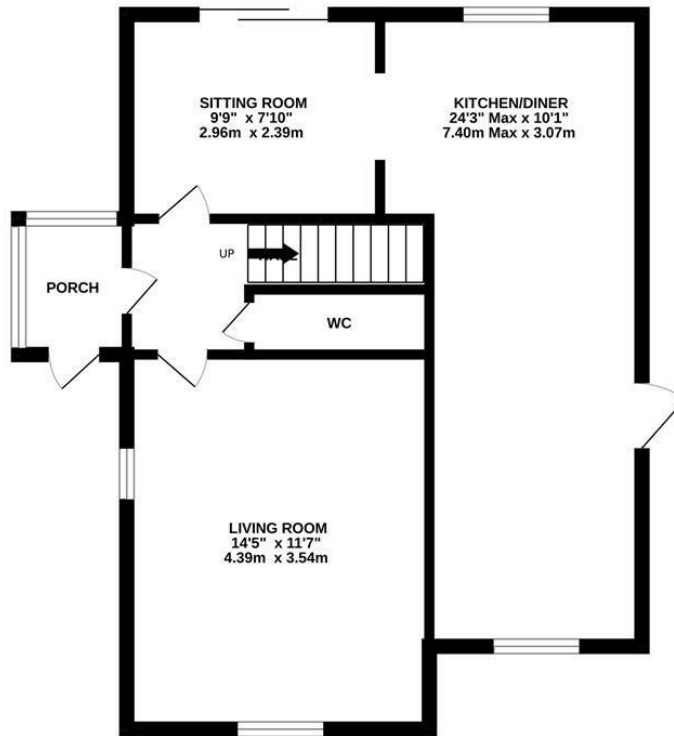
Heating: Mains gas

Broadband speed: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

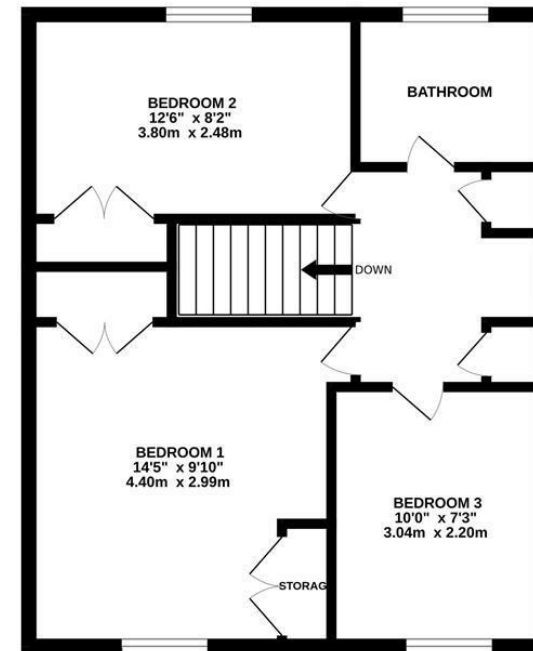
Mobile phone coverage: EE, Vodafone, Three & O2



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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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.

