



**3 The Butts, Newent GL18 1SH**  
**£279,950**





### 3 The Butts, Newent GL18 1SH

- Peaceful location close to lake • Family home • Gardens and parking • Walking distance to local amenities • Potential rental yield £975 pcm • Council tax band C • EPC C69



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**£279,950**

#### Entrance hall

Accessed via part glazed front door, the hallway has stairs to first floor with storage under and a door leading into the kitchen.

#### Kitchen/diner

Well appointed kitchen with floor and eye level storage, rolled edge work tops, breakfast bar, single drainer, stainless steel sink unit, space for range style cooker, space for further appliances, windows to side and rear. In the dining area there are double doors to conservatory and archway opening into the living room creating an open plan feel.

#### Living room

Generous living room with large window to front aspect.

#### Conservatory

Stretching the width of the property, the conservatory which has an insulated and

plastered ceiling, allows in an abundance of natural light and has double doors out to the decked area and rear garden.

#### First floor landing

On the landing there is a window to the side aspect, access to loft space and doors leading to bedrooms and family bathroom.

#### Bedroom one

Window to the rear aspect.

#### Bedroom two

Window to the front aspect.

#### Bedroom three

Window to the front aspect.

#### Bathroom

Suite comprising bath, WC and wash basin with frosted window to rear aspect.

#### Outside

To the front of the property the garden is



predominately laid to lawn with path to front door and side gate.

Gated side access leads around to the good sized rear garden where there is a pathway with lawn area to either side, various flower beds and borders, raised decked area off the conservatory all enclosed by fencing surround. Gated access to hardstanding with parking for 1 vehicle.

### 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 variety of independent shops and eateries, a small supermarket and a large picturesque lake. Newent is served by three schools, doctors surgery and dentist, Sports & Leisure Centre. There are excellent motorway links to the M50 & M5.

### Material information

Tenure: Freehold

Council tax band: C

Local authority and rates : Forest of Dean

District Council - £2,146.81 (2025/26)

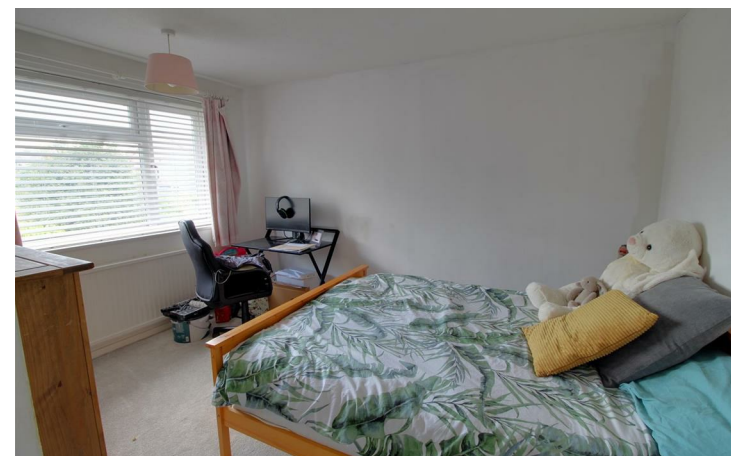
Electricity supply: Mains

Water supply: Mains

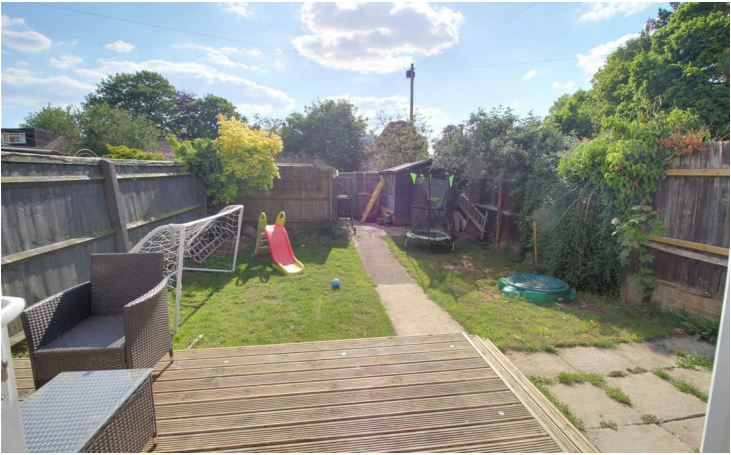
Sewerage: Mains

Heating: Mains gas

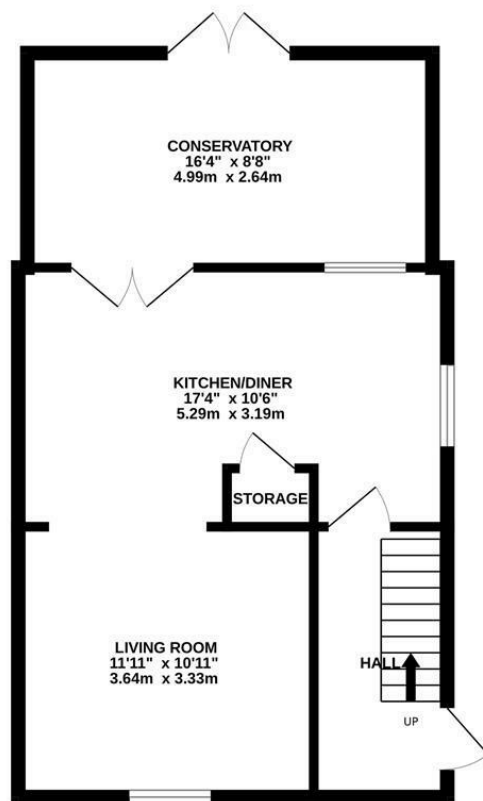
Broadband speed: Basic 19 Mbps,  
Superfast 80 Mbps, Ultrafast 1139 Mbps  
Mobile phone coverage: EE, Vodafone,  
Three & O2



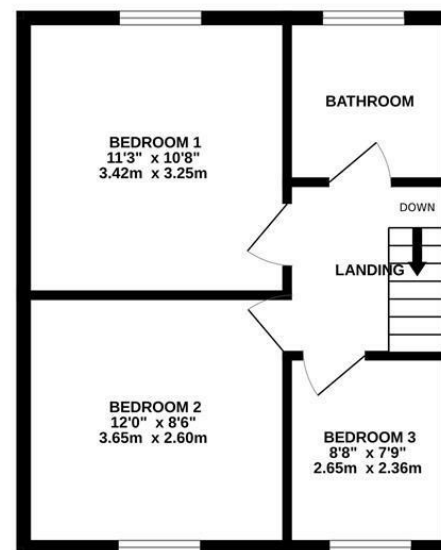




GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.2 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.

