



**Bradford's Lane, Newent GL18 1QT**  
**£439,950**





## Bradfords Lane, Newent GL18 1QT

• Three bedroom detached bungalow • Edge of town location • Close to amenities • Off road parking and garage • Low maintenance gardens • No onward chain • Forest of Dean District Council. Tax Band D - £12415.17 (2025/26) • EPC TBC

**£439,950**



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### Entrance Hall

Accessed via part glazed door and has doors leading off to the living accommodation and storage cupboard. Further door leads to inner hall which has access to bedrooms and bathroom plus further storage and airing cupboard.

### WC

Suite comprising WC and wash basin with frosted window.

### Living Room

A generous space with feature fireplace with inset woodburning stove, wooden surround and marble hearth. Windows to front and side aspect allow in an abundance of natural light along with double doors that lead into the conservatory.

### Conservatory

Brick and UPVC construction with fully glass roof, tiled flooring and two sets of double doors leading out to the gardens.

### Kitchen/Breakfast Room

Well appointed kitchen with a range of base and eye level cupboards with worktops, one and a half bowl ceramic sink unit, space for electric range style cooker, integrated appliances to include dishwasher and fridge freezer, plumbing for washing machine, tiled flooring, rear aspect window and door to garden.

### Bedroom One

Light and airy room with window to the front aspect.

### Bedroom Two

Built in wardrobe and window to the front aspect.

### Bedroom Three

Window to the front.

### Bathroom

White suite comprising panelled bath with direct feed overhead and hand held shower attachments, WC, wash basin, fully tiled walls and frosted window.

### Outside

There is a driveway with parking for three vehicles which in turn leads to single garage via up and over door with personal door to the rear. There is power and lighting in the garage. The private front garden is accessed via a path and gate adjacent to the front door and is well established with maturing trees, hedgerow and expanse of lawn plus a paved patio area. To the rear are further patio areas, storage shed and access can be gained all around with further gate onto the driveway.

### 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. The property is also within driving distance of the local award winning Three Choirs vineyard with bar and restaurant as well some excellent garden centres including Three Shires. There are plenty of local rural walks and a cycle routes close by that incorporates both the Newent and Ledbury "loops".

### Material Information

Tenure: Freehold

Council tax band: D

Local authority and rates : Forest of Dean District Council - £12415.17 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

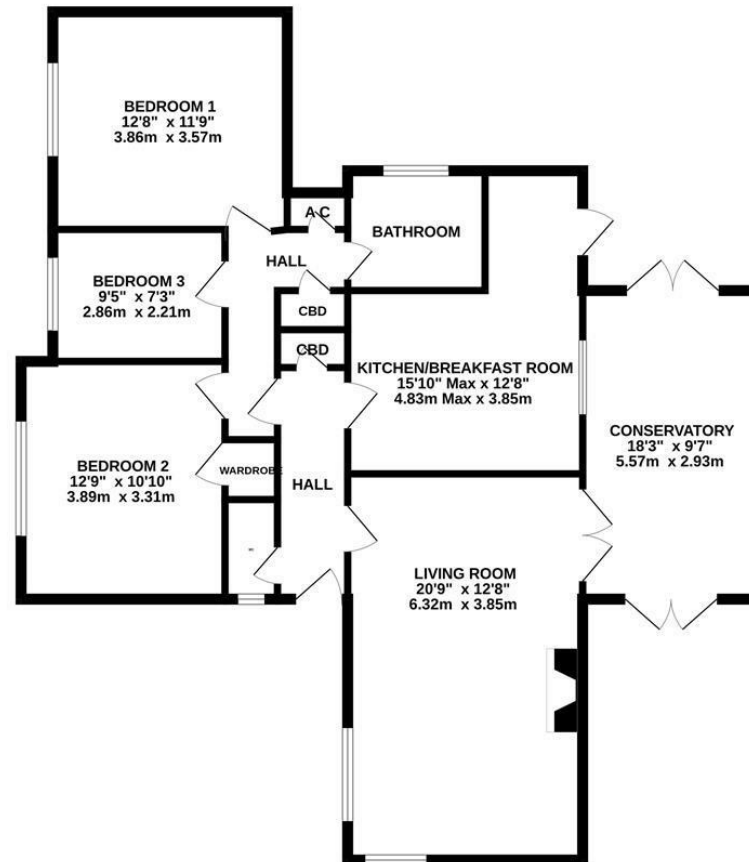
Heating: Mains gas

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

Mobile phone coverage: EE, Vodafone, Three & O2



GROUND FLOOR  
1109 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 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 misstatement. 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 Metropex 6/2023

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





