



17 Chedworth, Newent GL18 1SE
Guide Price £239,950



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• Family home • Corner plot • No Chain • Close to amenities • EPC tbc • Council tax band B



1 High Street, Newent, GL18 1AN

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Entrance hall

Stairs to the first floor, storage under, further cupboard and doors leading off.

Living room

Feature stone fire place and surround, double doors to front garden.

Kitchen/diner

A range of base and wall mounted units, cupboards and drawers with work tops, large pantry storage cupboard and further store/recess, stainless steel sink unit, plumbing for washing machine, space for cooker and further appliances, two rear aspect windows overlooking the garden and door to rear.

Rear lobby

Handy storage cupboard, door to rear garden and door to WC.

WC

WC and hand basin window to side.

First floor landing

Access to loft space and doors leading off.

Bedroom one

Built in storage cupboards and window to front aspect.

Bedroom two

Built in storage and window to rear aspect.

Bedroom three

Front aspect window.

Shower room

White suite comprising modern, double shower enclosure with sliding door, panelled walls and direct feed shower, WC and wash hand basin. There is also a frosted window to the rear aspect.

Outside

The property boasts a corner plot and larger than average garden as a result. To



the front of the property is a garden mainly laid to lawn which then leads around to the rear garden with raised patio, garden shed and all enclosed by fencing. there is gated access at both the front and rear with parking area at the rear.

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. Newent is served by three schools, doctors' surgery and dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5

Material information

Tenure: Freehold

Council tax band: B

Local authority and rates: Forest of Dean District Council £1,780.11 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

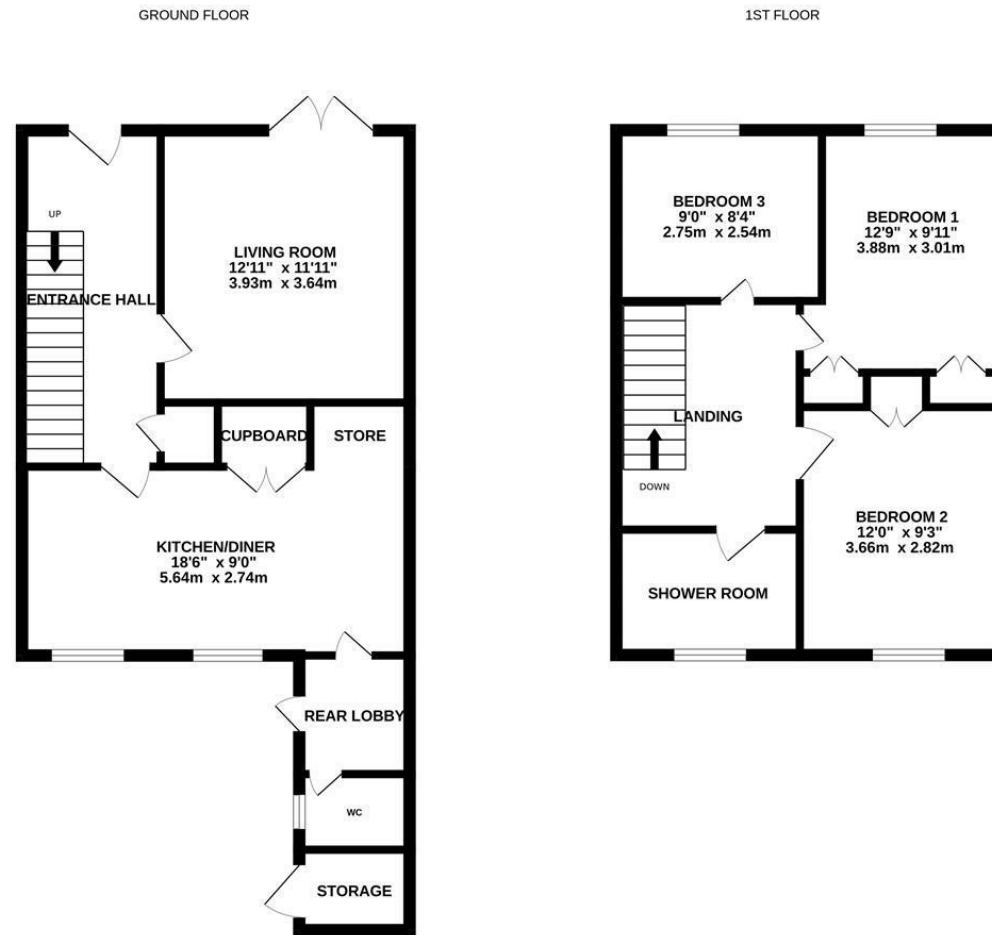
Heating: Gas

Broadband speed: Basic 14 Mbps, Superfast 76 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three







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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