



**Watery Lane, Newent GL18 1PY**  
**£290,000**





# Watery Lane, Newent GL18 1PY

- Three bedroom semi-detached home
- Popular market town location
- Close to local amenities
- Ample off road parking and detached garage
- Private rear garden
- EPC TBC
- Tax band C

**£290,000**

Welcome to this charming property located on Watery Lane in the sought-after market town of Newent. This delightful semi-detached house boasts three bedrooms, offering ample space for a growing family or those who enjoy having guests over.

One of the standout features of this property is the abundance of natural light that fills the rooms, creating a warm and inviting atmosphere throughout. Situated in a popular market town location, residents will have easy access to local amenities, shops, and eateries, providing convenience at your doorstep.

## Living Room

Generously sized living room with feature electric fireplace with stone surround. Two large windows allow ample natural light and views of the front garden.

## Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, electric oven, four ring electric hob with extractor over, and dishwasher. There is also a breakfast bar and plumbing for a washing machine.

## Conservatory

Benefiting from plenty of natural light, the conservatory overlooks the back garden and grants access to the patio via French doors.

## Bathroom

Tiled bathroom with White suite comprising WC, vanity sink with cabinet under, and bath with shower over. Frosted window to rear aspect.

## Master Bedroom

Good size double bedroom with window to the rear aspect overlooking the back garden.

## Second Bedroom

Double bedroom with window to the front aspect looking onto the front garden.

## Third Bedroom

Window to rear aspect.

## Outside

To the front, the home offers a generously sized driveway giving parking for multiple vehicles alongside a lawned area with a combination of flowers, mature trees, and hedgerows. Accessed via the side gate, the rear garden benefits from being a mixture of patio and pebbled areas accompanied by planting areas and a variety of flowers, shrubs, and trees. There is also a seating area, ideal for alfresco dining in the summer months.

## Garage

Power and lighting with up and over door providing vehicular access. Pedestrian door to the side. Additional storage in roof space.

## Garden Room

Versatile space, currently utilised as a home office but would lend itself well to a playroom or such like. Windows to both front and side.

## Location

The market town of Newent sits 8 miles northwest 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 C

Forest of Dean District Council - £2,034.41 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating (boiler installed within the last three years)

Broadband speed: Standard 19 Mbps, Superfast 80 Mbps

Mobile phone coverage: Vodafone, EE, Three and O2



1 High Street, Newent, GL18 1AN

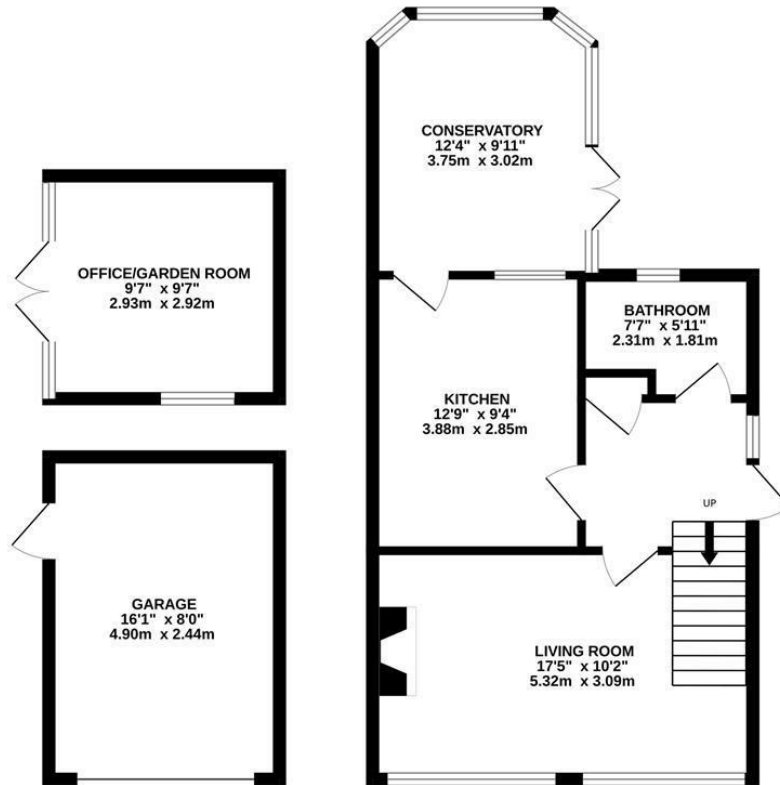
**01531 828970**

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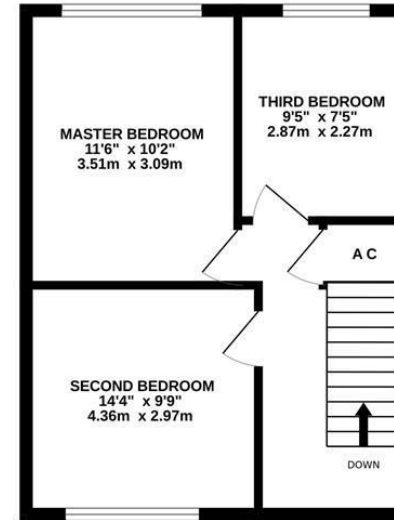
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GROUND FLOOR



1ST FLOOR



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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.

Energy Efficiency Rating		Current	Potential
100-110	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





