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8 Winfield, Newent, GL18 1QB

£250,000

Welcome to this charming two-bedroom home, as you step inside, you are greeted by an inviting open plan lounge dining area featuring a cosy woodburner, downstairs shower room and TWO double bedrooms (with an option to create an ensuite).

Conveniently situated close to Newent town centre, you'll have easy access to a variety of amenities ensuring that everything you need is just a stone's throw away. Additionally, the property comes with a garage and carport.

Don't miss out on the opportunity to make this lovely house your own!

Entrance Hall

Living Room/Dining 21'9 x10'11 (6.63m x3.33m)

Kitchen 12'8 x 8'8 (3.86m x 2.64m)

Shower Room

Bedroom 1 16'3 x 8'8 (4.95m x 2.64m)

Bedroom 2 14'0 x 9'4 (4.27m x 2.84m)

OUTSIDE

Driveway with under cover area to the front leading to the GARAGE.

Leading to the rear garden with gated side access. The landscaped garden benefits a large patio, a personnel door giving access to the garage (subdivided so there is two sections). Step up to the main lawn area all enclosed with garden shed.

Services

mains drainage, gas

Forest Of Dean district tax band C

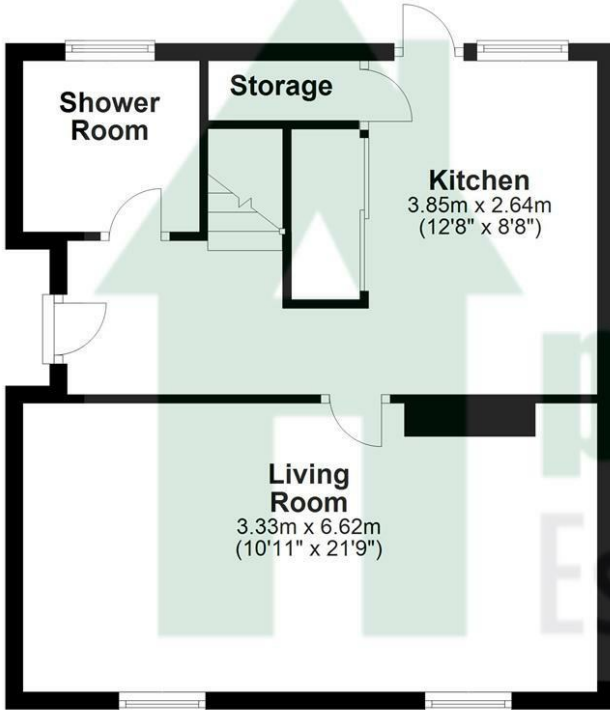
Tenure

Freehold

Floor Plan

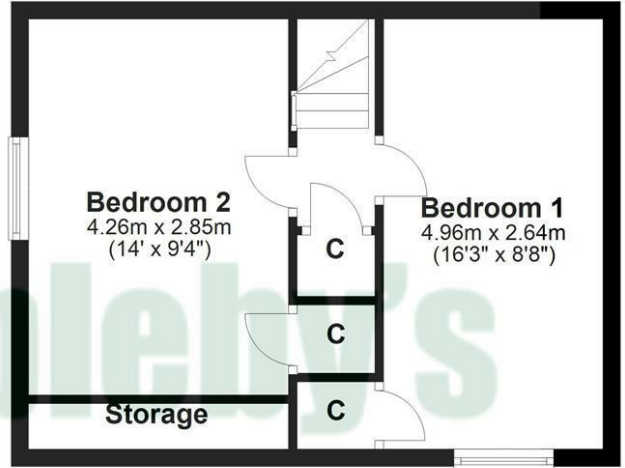
Ground Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



First Floor

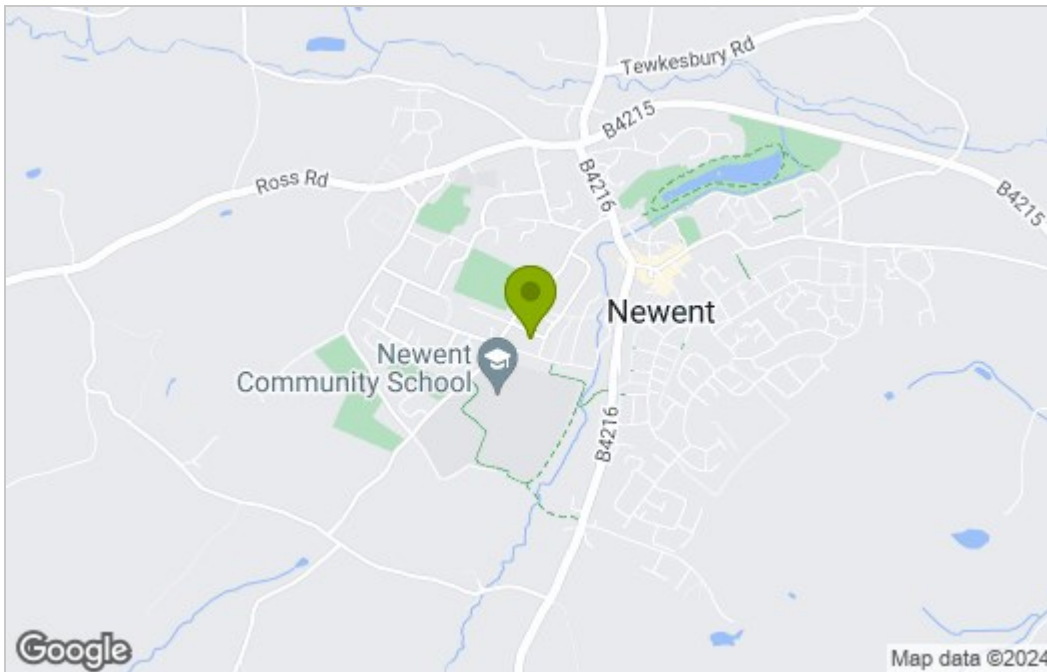
Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 79.7 sq. metres (858.2 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive		

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