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## **35 Stokes Mews, Newent, GL18 1EU**

**£270,000**

A very unique Three bedroom semi-detached property in the centre of Newent town on an exclusive gated development for the over 55's, benefitting allocated parking and your own garden! Close to all local amenities.

Entrance Hall

Cloakroom

Lounge 11'10 x 11'5 (3.61m x 3.48m)

Kitchen 11'4 x 9'8 (3.45m x 2.95m)

Bedroom 1 11'5 x 9'9 (3.48m x 2.97m)

Bedroom 2 11'4 x 7'9 (3.45m x 2.36m)

Shower Room

Bedroom 3 20'9 x 8'7 (6.32m x 2.62m)

## OUTSIDE

Secured gated access leading to the front of the property with parking for two, gated side access to the rear garden.

Low maintenance private enclosed rear garden.

## Services

Mains water, drainage, Gas central heating

Forest of Dean district council tax band C

## Tenure

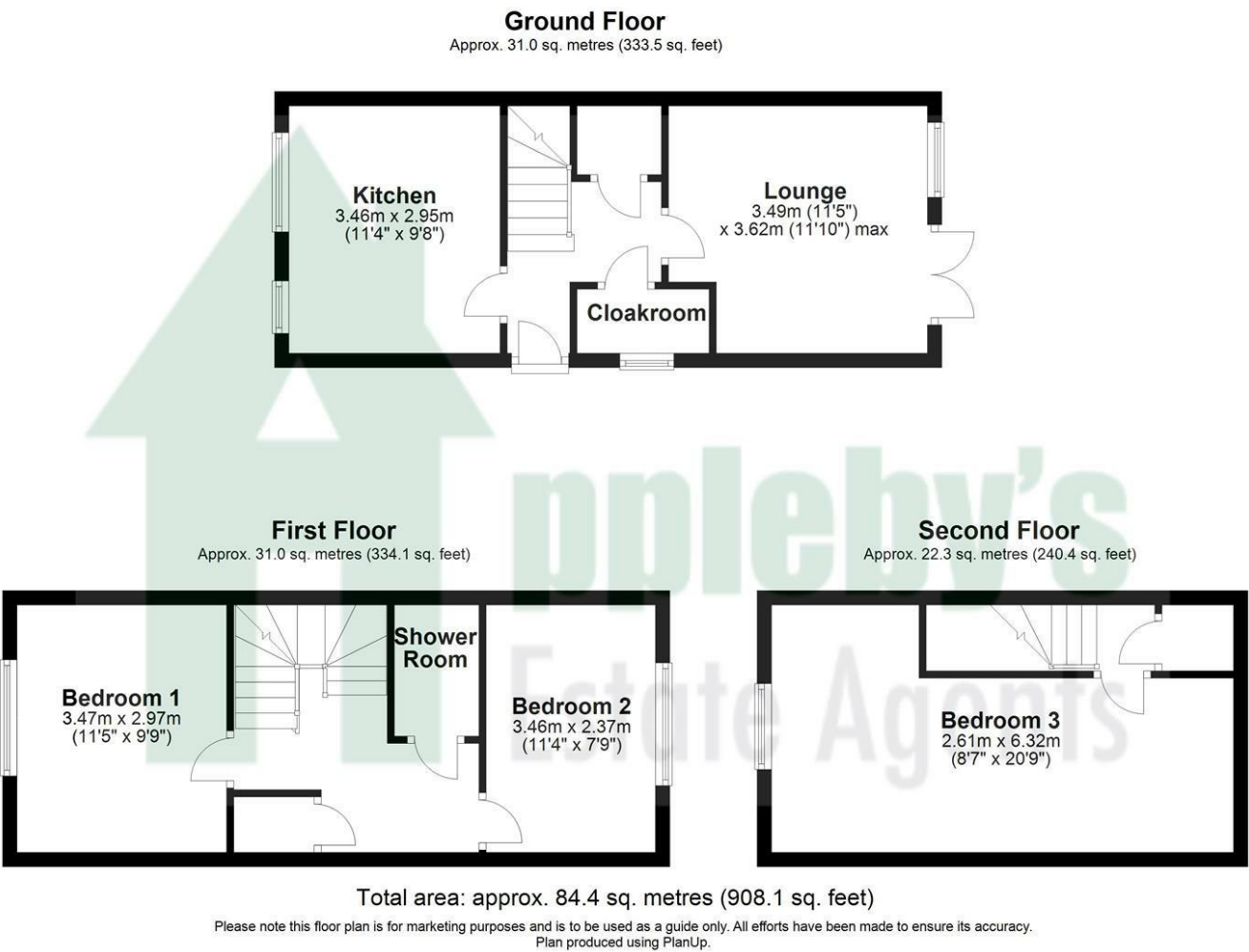
Leasehold 125 years (from 2015)

Management charges are currently £300 per annum with

the ground rent at £550 per annum.(First Port)



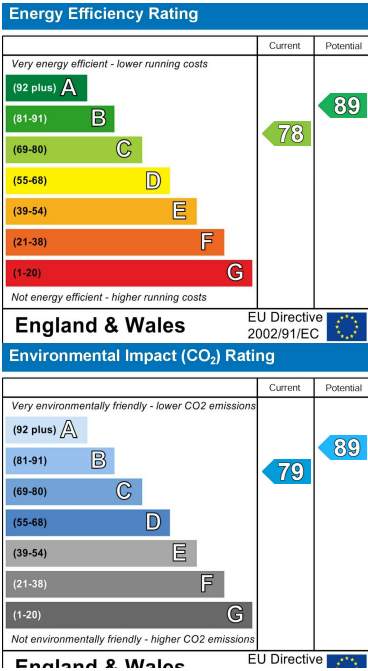
Floor Plan



Area Map



Energy Efficiency Graph



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