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## **142 Watery Lane, Newent, GL18 1QE**

### **£260,000**

This very well presented three bedroom semi-detached house offers an ideal family home.

Upon entering, you are greeted by a delightful open-plan lounge and dining room, which features a cosy wood burning stove. The adjoining conservatory provides an additional space whilst you can enjoy the views of the garden.

The south-facing rear garden is all enclosed with access to the very useful garden store and garage.

Located just a short distance from Newent town centre, this home provides easy access to local amenities and schools making it an excellent choice for families.

## Porch

Lounge/Dining Room 21'1 x 14'10 (6.43m x 4.52m)

Kitchen 9'6 x 8'6 (2.90m x 2.59m)

Conservatory 13'6 x 9'3 (4.11m x 2.82m)

Bedroom 1 11'0 x 10'4 (3.35m x 3.15m)

Bedroom 2 10'2 x 9'6 (3.10m x 2.90m)

Bedroom 3 7'5 x 7'1 (2.26m x 2.16m)

## Bathroom

## OUTSIDE

Driveway providing ample off road parking leading to the garage with gated side access to the rear garden.

The SOUTH FACING rear garden is low maintenance with a patio area, astroturf, there are established magnolia, palm and banana trees to enjoy all enclosed.

## Services

Mains drainage, gas central heating

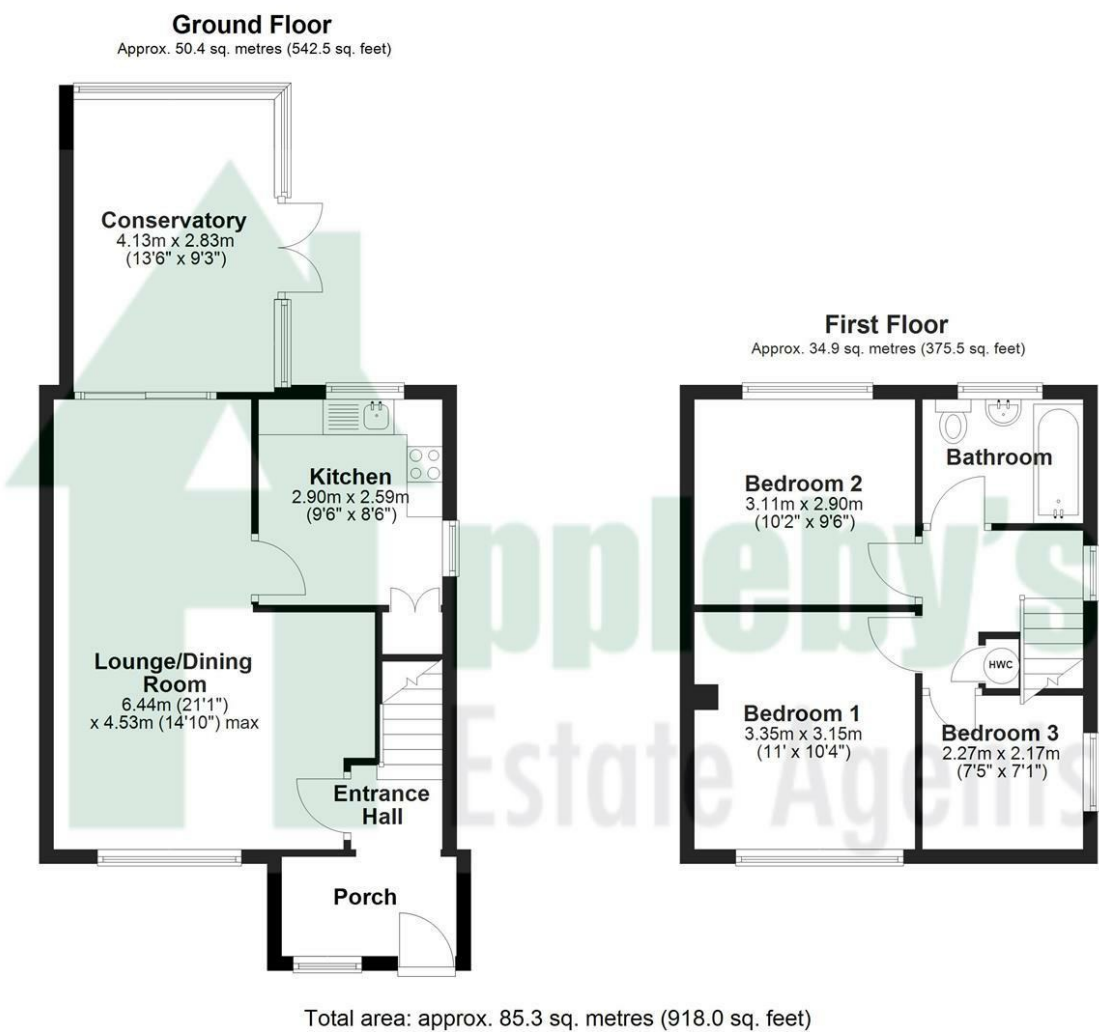
Forest Of Dean district council tax band C

## Tenure

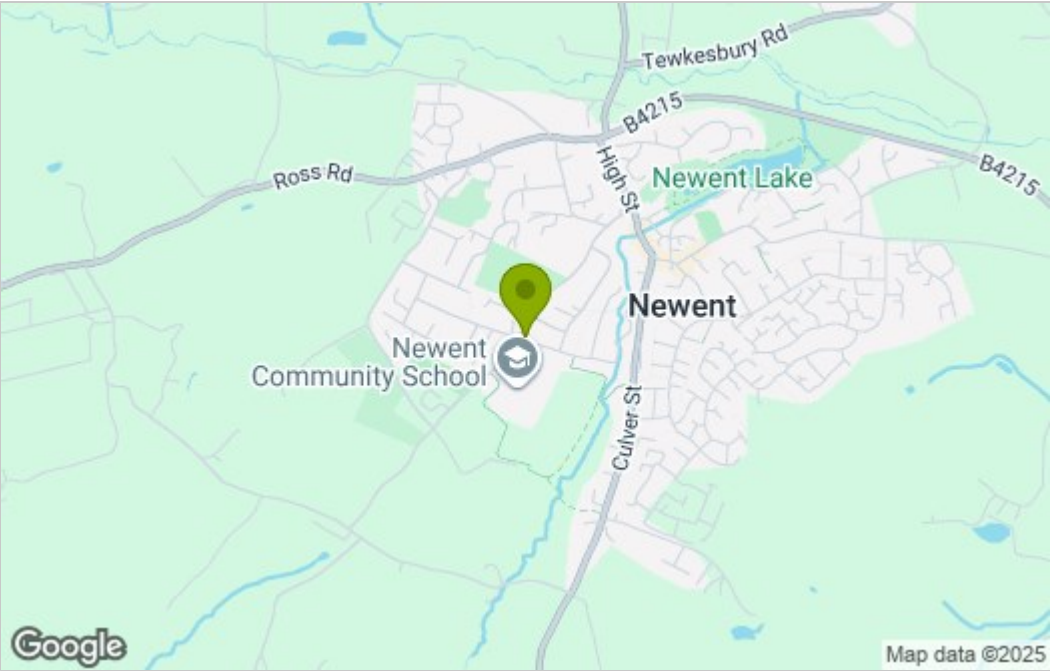
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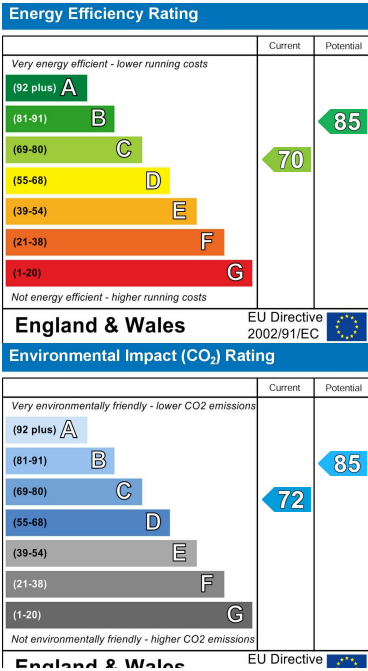
Floor Plan



Area Map



Energy Efficiency Graph



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