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24 Lakeside, Newent, GL18 1SZ

£325,000

As a Three bedroom family home has lots of potential, offering the benefit of additional living space to include the conservatory, garden room and downstairs bathroom ideal for a growing family.

Situated om popular Lakeside close to the lake and Newent town centre.

CHAIN FREE

Entrance Hall

Lounge 15'9 x 10'9 (4.80m x 3.28m)

Kitchen 8'3 x 7'5 (2.51m x 2.26m)

Dining Room 12'11 x 7'9 (3.94m x 2.36m)

Conservatory 15'11 x 12'1 (4.85m x 3.68m)

Garden Room 13'6 x 8'10 (4.11m x 2.69m)

Downstairs Bathroom

Store 10'4 x 6'7 (3.15m x 2.01m)

Bedroom 1 11'1 x 9'7 (3.38m x 2.92m)

Bedroom 2 10'2 x 8'11 (3.10m x 2.72m)

Bedroom 3 8'4 x 5'10 (2.54m x 1.78m)

Shower Room

OUTSIDE

The property benefits a spacious drive providing ample off road parking, a very useful under cover area leading to the store. Gated side access leads to the rear garden.

The rear garden benefits a patio area being mainly laid to lawn, the garden is tiered with steps leading down to another section of the garden, a very pleasant outlook over the garden with the backdrop of the trees can be enjoyed.

Services

Mains drainage , gas

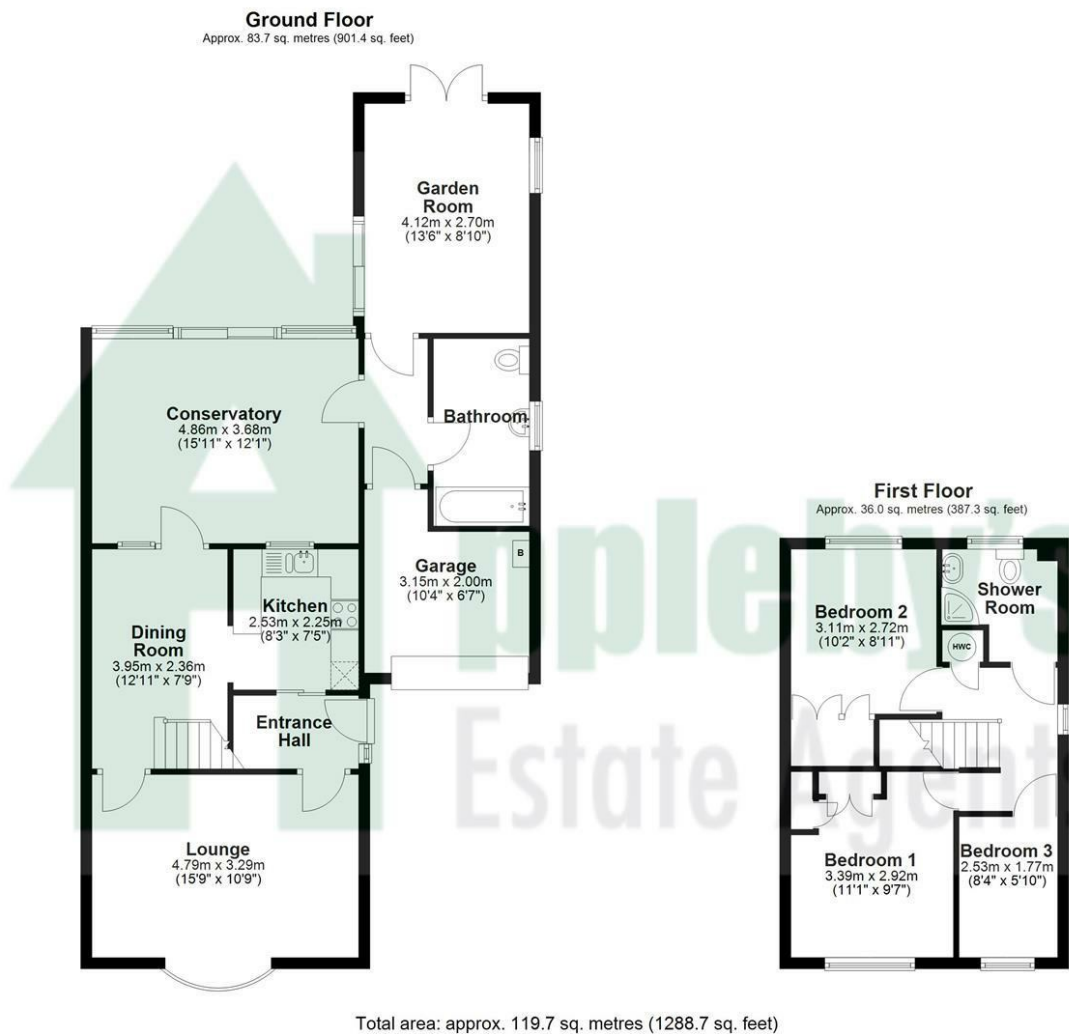
Forest of Dean District Council tax band D

Agents Note

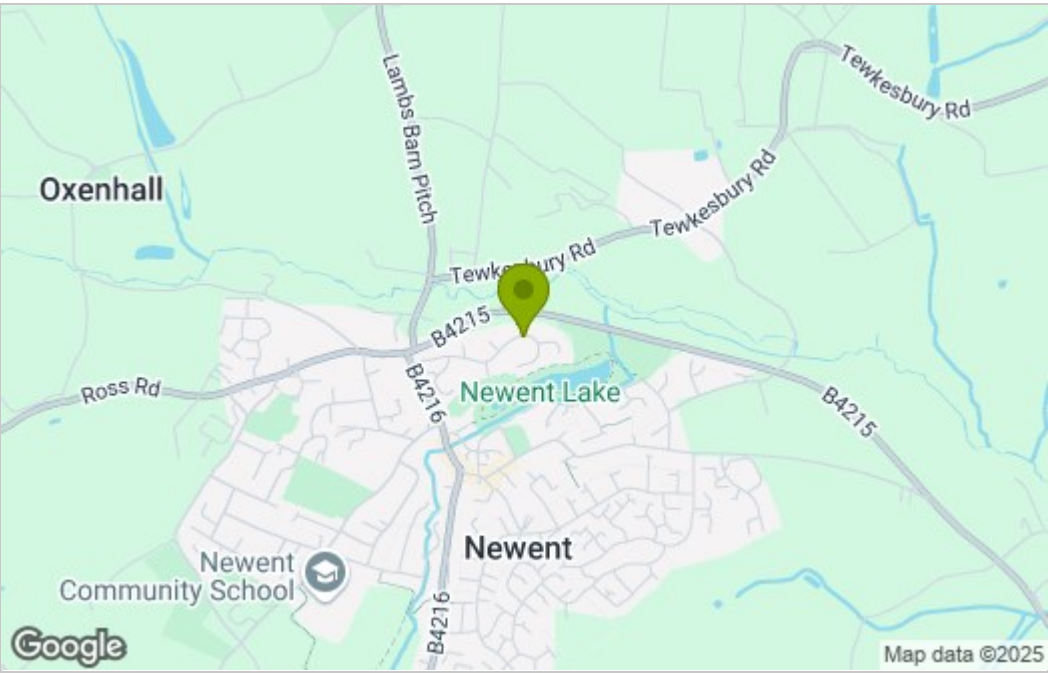
In 2022, subsidence issues were identified affecting the single-storey Garden Room. The cause was determined to be a large willow tree located in the garden.

This tree has since been professionally removed, and all necessary remedial works were completed to rectify the subsidence. The work was carried out under a two-year guarantee, which has now lapsed.

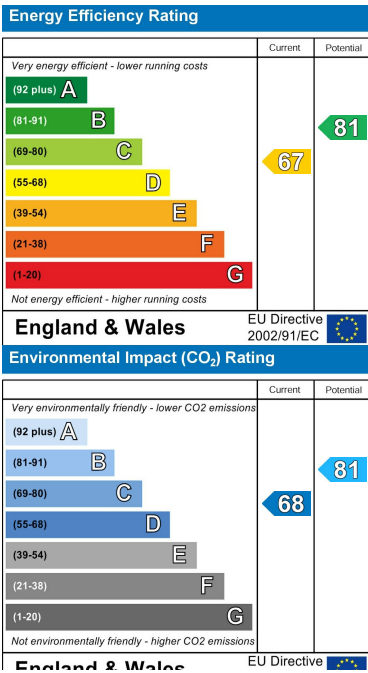
Floor Plan



Area Map



Energy Efficiency Graph



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