



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



## 8 West View

, Newent, GL18 1TE

**£245,000**



A charming location for this beautifully presented three-bedroom home! Situated close to local amenities in Newent, this property is well presented and boasts three bedrooms, perfect for a growing family!

Don't miss the opportunity to make this house your home in the heart of Newent.



## Entrance Hall

Lounge 16'3 x 9'4 (4.95m x 2.84m)

Kitchen 7'3 x 7'3 (2.21m x 2.21m)

Dining Room 8'5 x 6'5 (2.57m x 1.96m)

Integral Garage/Utility 17'1 x 9'0 (5.21m x 2.74m)

Bedroom 1 12'4 x 9'7 (3.76m x 2.92m)

Bedroom 2 12'4 x 9'0 (3.76m x 2.74m)

Bedroom 3 8'9 x 6'7 max (2.67m x 2.01m max)

Shower Room 8'0 x 5'8 (2.44m x 1.73m)

## OUTSIDE

A tarmac driveway provides ample off road parking. The rear gardens comprise of a patio, pergola with opaque polycarbonate roof providing sun shade. The rest of the garden is mainly laid to lawn with wooden shed.

## Services

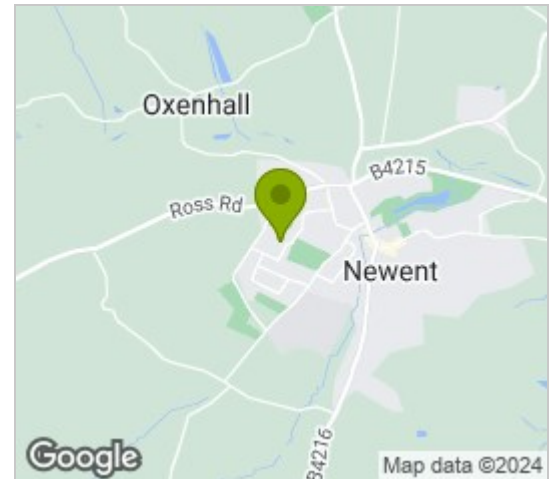
Mains drainage and gas

Forest Of Dean District Council tax band B

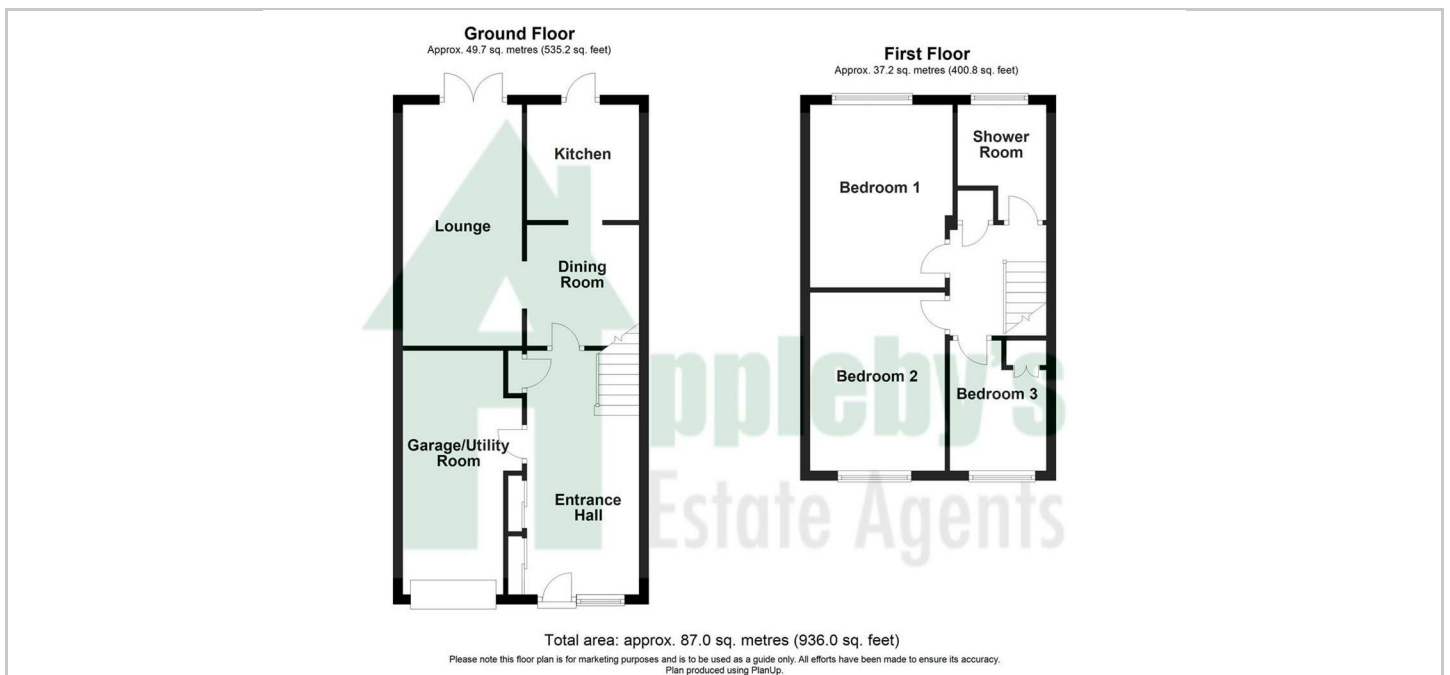
## Tenure

Freehold

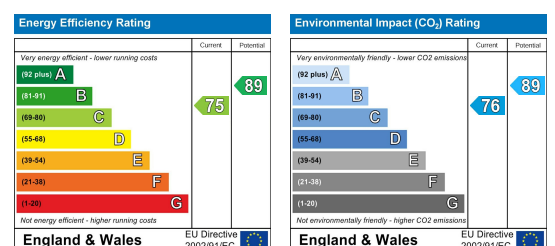
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.