

17 Croft Road, Newent GL18 1SW

£265,000

naylor powell

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• Three bedroom semi detached home • Would benefit from some modernisation • Quiet location close to Newent Lake • Walking distance to ammenities • NO ONWARD CHAIN • EPC C71 • Forest of Dean District Council tax band C - £2,251.45 (2026/27) Freehold

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1 High Street, Newent, GL18 1AN

01531 828970
newent@naylorpowell.com
www.naylorpowell.com

Entrance Hall
Accessed via a glazed door with side panel, stairs leading up to first floor with open storage area under and doors leading to ground floor accommodation.

Living Room
A generous room with large window to the front aspect.

Kitchen/Diner
Open plan kitchen diner with a selection of base and wall mounted cupboards, rolled edge worktops, double drainer sink unit, space for oven, part tiled flooring and walls, sliding doors from dining area leading out to rear garden, pantry cupboard and door leading to utility.

Utility Room and WC
Plumbing for washing machine and space for further appliances, window to rear aspect and door leading outside. There is a door to WC with toilet and wash basin.

First Floor Landing
Cupboard housing boiler and hot water tank. There is a frosted window to the side aspect and access to partially boarded loft space.

Bedroom One
Window to the rear aspect.

Bedroom Two
A range of built in wardrobe storage and window to the front aspect.

Bedroom Three
Window to the front aspect.

Shower Room
Wet room style flooring, direct feed shower, WC, wash basin and frosted window to rear aspect.

Outside
To the front of the property is a garden mainly laid to lawn with mature shrub borders and path leading to the front





door. Gated side access leads to the rear garden which has an area of lawn, pleasant patio and seating area and access into the garage via pedestrian door at its rear. Rear gated access to parking space and garage.

Location

Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate is the 'jewel of the town'. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5. The property is also within driving distance of the local award winning Three Choirs vineyard with bar and restaurant as well some excellent garden centres including Three Shires. There are plenty of local rural walks and a cycle routes close by that incorporates both the Newent and Ledbury "loops".

Material Information

Tenure: Freehold

Council tax band: C
Local authority and rates : Forest of Dean District Council - £2,251.45 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
Broadband speed: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1139 Mbps
Mobile phone coverage: EE, Vodafone, Three & O2







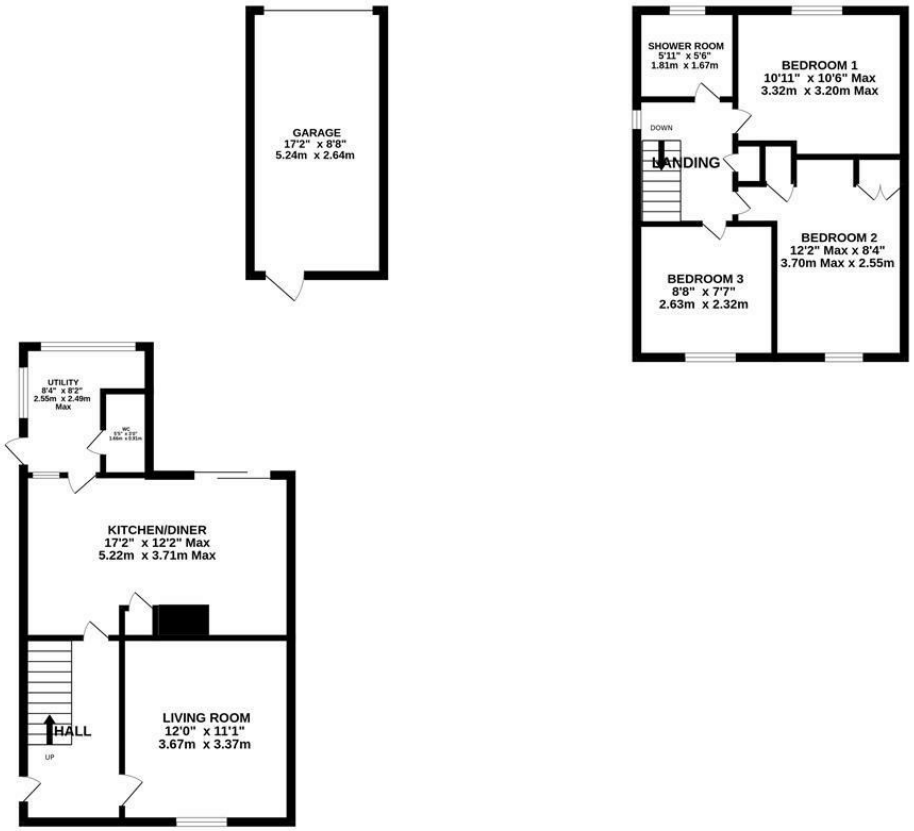






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 829sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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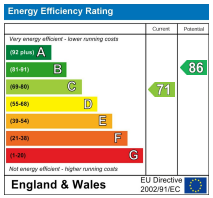
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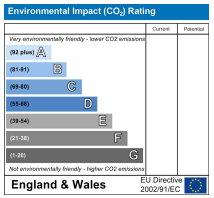
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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