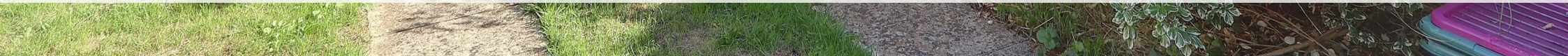


13 Russett Way, Newent GL18 1TS

£230,000

naylor powell



13 Russett Way, Newent GL18 1TS

• Three bedroom end of terrace home • No onward chain • Two parking spaces • Productive rear garden • Close to ammenities • EPC C72 • Forest of Dean District Council Tax Band B - £1,970.01 (2026/27) Freehold

£230,000

naylor powell

1 High Street, Newent, GL18 1AN

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

Entrance Porch
Accessed via UPVC door, hanging space, door into living room.

Living Room
Features exposed brickwork and ceiling beams, laminate flooring, large front aspect window, stairs to first floor and door into dining room.

Dining Room
Under stairs storage, ceiling beams, laminate flooring, door to conservatory and brick and timber archway opening into kitchen.

Kitchen
A range of base and wall mounted units with rolled edge worktops, plumbing and space for washing machine, space for gas/electric cooker, space for further under counter appliances, one and a half bowl sink unit, window to rear aspect overlooking garden.

Conservatory
UPVC construction, windows and views over rear, door to garden.

First Floor Landing
Access to loft space, airing cupboard and doors off.

Bedroom One
Window to rear aspect.

Bedroom Two
Window to the front of the property.

Bedroom Three
Window to front aspect.

Shower Room
Double shower enclosure, WC, hand basin, part tile walls and frosted window to the rear aspect.

Outside
To the front of the home is a path that leads to porch and a garden with mature





fruit trees and shrubbery. Gated side access leads to rear garden which has an expanse of lawn, raised vegetable beds, further fruit tree, garden shed and gated rear access to one of the parking spaces. There is an additional parking space under a barn style car port a short distance away at the front.

Location

The market town of Newent sits 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. Served by three schools, doctors surgery, dentist, sports & leisure centre, excellent motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking for an active community.

Material Information

Tenure: Freehold
Council tax band: B
Local authority and rates: Forest of Dean District Council £1,970.01 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
Broadband speed: Basic 14 Mbps, Superfast 80 Mbps
Mobile phone coverage: EE, Vodafone, O2, Three





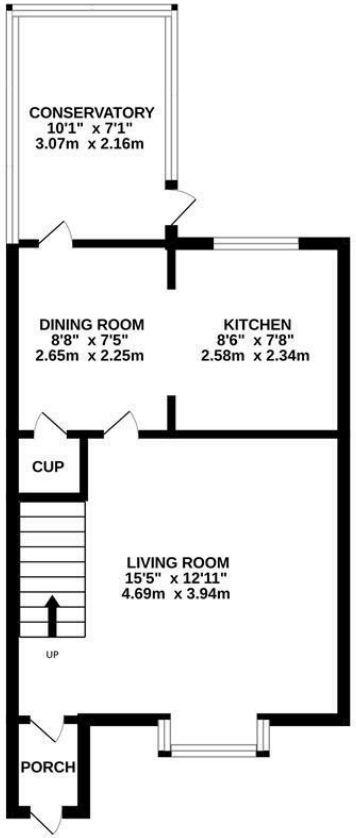




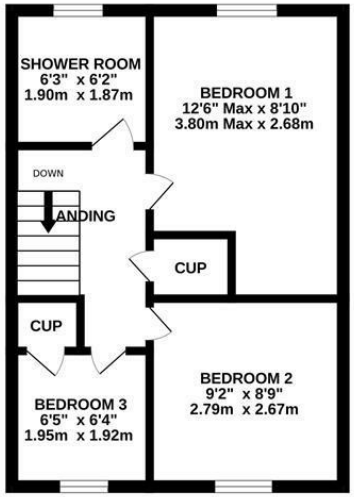



HOGWARTS

GROUND FLOOR



1ST FLOOR



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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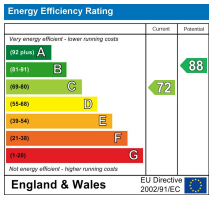
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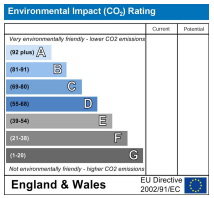
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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