271 Foley Road, Newent GL18 1SR

£260,000

naylor powell

271 Foley Road, Newent GL18 1SR

• Three bedroom family home • Close to local amenities • Located in market town of Newent • Private rear garden • Off road parking • No onward chain • EPC D67 • Forest of Dean District Council. Tax Band B - £1878.47 (2025/26)

£260,000

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Entrance Porch
Frosted window to front elevation.

Entrance Hall
Stairs to first floor, thermostat control.

Lounge
Two windows to front elevation, door to patio and gardens.

Dining Room
Window to rear aspect.

Kitchen
Range of base and eye level units with worktops and tiled splashbacks, integrated electric oven with four ring has hob and extractor fan over, plumbing for automatic washing machine, single drainer stainless steel sink unit with mixer tap, space for appliances.

Rear Hallway
Upvc double glazed door, storage area, door to:

Cloakroom
W.C. worktop and storage, wash hand basin, window to rear elevation.

Study
Window to front elevation.

Landing
Access to loft space.

Bedroom One
Built in wardrobe, window to front elevation with elevated views.

Bedroom Two
Window to rear elevation.

Bedroom Three
Over stairs storage cupboard, window to front elevation.

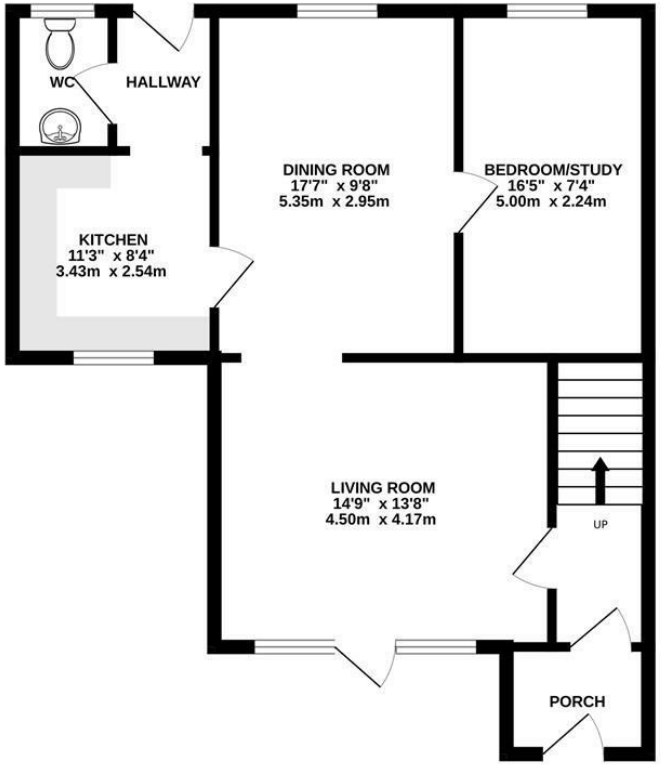
Bathroom
Modern white suite comprising panelled bath with mixer tap, Triton electric shower over, W.C. vanity wash hand basin with mixer tap and cupboards under, laminate flooring, heated towel rail, tiled splashback, frosted window to rear elevation.

Outside
At the rear a driveway provides off road parking, rear courtyard gardens with patio seating area. The corner plot has a further patio area to the side, timber shed and date into the main front gardens which are laid to lawn with mature Cherry tree, planted borders with mature shrubs, trees and bushes, outside water tap and all well enclosed with mature hedging providing complete privacy.

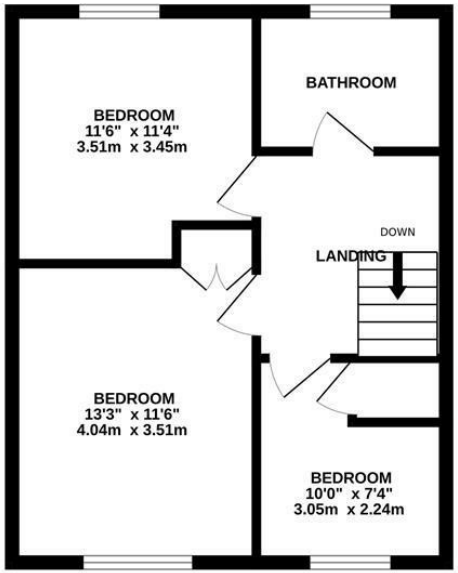
Location
Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate. Newent is served by three schools, doctors' surgery and dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5.

Material Information
Tenure: Freehold
Council tax band: B
Local authority and rates: Forest of Dean District Council - £1970.01 2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
Broadband speed: Basic 16Mbps, Superfast 55 Mbps
Mobile phone coverage: EE, Vodaphone, O2, Three

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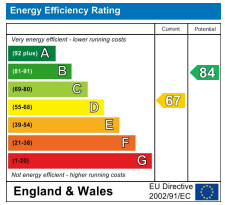
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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