



7 Newlands Court, Newent GL18 1RY
£195,000



7 Newlands Court, Newent GL18 1RY

• Two bedroom terraced bungalow • Located in market town of Newent • Close to local amenities • Allocated off road parking • Private, low maintenance rear garden • Tax band B £1,878.47 (2025/26) • EPC D62

£195,000



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

Entrance Porch

Entrance porch provides access into the living room whilst also providing a suitable space to store shoes and coats.

Living Room

Generously sized living room providing access into the hallway and the kitchen. Window overlooking the front aspect.

Kitchen

Well maintained kitchen providing ample cupboard space in a range of floor and eye level units along with space for appliances such as a dish washer and fridge/freezer.

Conservatory/Dining Room

Dining room to include windows overlooking rear aspect of the property and provides access into the rear porch via French doors.

Rear Porch

Accessed via conservatory with doors out to garden. There is also plumbing for washing machine.

Shower Room

Partially tiled shower room boasting a white suite comprising enclosed shower cubical with mains feed shower, WC and hand wash basin. Obscure window to rear aspect.

Bedroom One

Double bedroom to include built in wardrobes and a window overlooking the front aspect

Bedroom Two

Window to rear aspect

Outside

To the front of the property is pathway leading to the front door along with a gravelled area. The rear of the property is low maintenance as is mostly patio providing a suitable space for alfresco dining. There is a garden shed, green house along with 2 vegetable patches. The property also has a dedicated parking space just a short distance away.

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

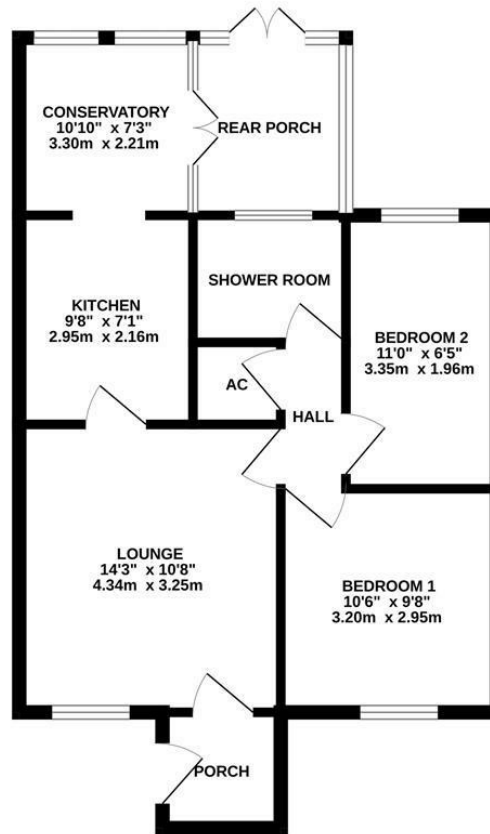
Heating: Mains gas

Broadband speed: Basic 14 Mbps, Superfast 80 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three



GROUND 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.
Made with Metropix ©2023.

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

