

330 Foley Road, Newent GL18 1SS

Asking Price £258,500

naylor powell

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• Three bedroom semi detached family home • NO CHAIN • Generous rear garden • Ample off road parking plus garage • Potential to alter and extend • EPC D66 • Forest of Dean District Council tax band B £1,970.01 (2026/27) Freehold

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Entrance Porch
Accessed via a UPVC door with a further door leading into living room.

Living/Dining Room
Generous room with window to the front aspect, sliding patio doors to the rear and door into hall.

Hall
Stairs to first floor landing and doors leading off.

Kitchen
A range of base and wall mounted units with worktops, stainless steel, single drainer sink unit, built in electric oven with gas hob over. Space and plumbing for washing machine and space for freestanding fridge/freezer.

Integral Garage
Accessed from hall with up and over door to front. Power, lighting and understairs storage cupboard.

First Floor Landing
Access to loft space, airing cupboard with radiator, slatted shelving and housing the boiler.

Bedroom One
Built in wardrobe and window to the rear aspect.

Bedroom Two
Built in wardrobe and window to the front aspect.

Bedroom Three
Rear aspect window over looking back garden.

Bathroom
Coloured suite suite comprising bath with electric shower unit, WC and wash basin. Frosted window to front aspect.

Outside
To the front of the property is driveway with tandem parking for two/three vehicles and a garden laid to lawn. Gated side access leads around to the rear garden which boasts a decked area off the living room patio doors, an expanse of lawn, mature beds and borders and a garden shed. The garden is all enclosed by fencing.

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'. The town 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.

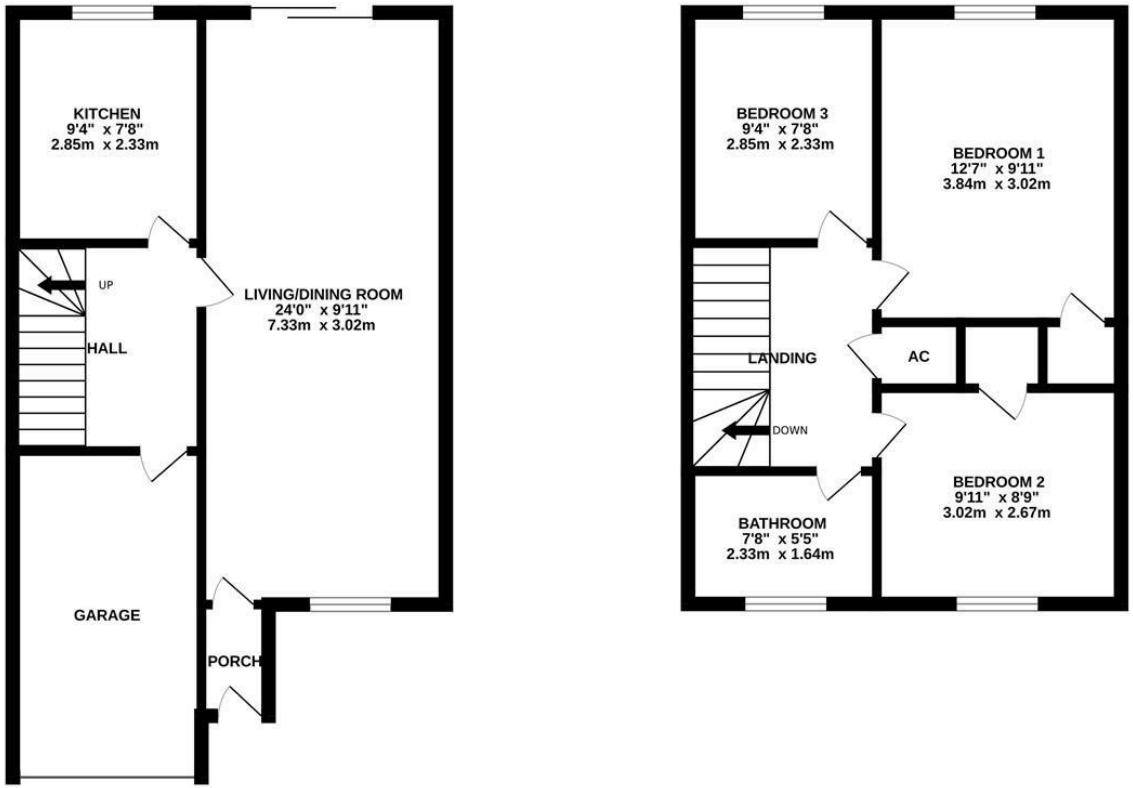
Material Information
Tenure: Freehold
Council tax band: B
Local authority and rates : Forest of Dean District Council - £1,970.01 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
Broadband speed: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1139 Mbps
Mobile phone coverage: EE, Vodafone, Three & O2





GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



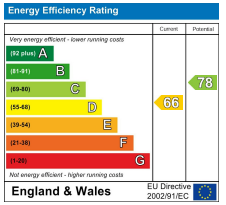
TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.

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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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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