



**Foley Road, Newent GL18 1ST**  
**£249,950**





## Foley Road, Newent GL18 1ST

• Three bedroom family home with no chain • Generous rear garden • Close to local amenities • Located in market town of Newent • Spacious living accommodation • Offering potential • EPC D67 • Tax band B

**£249,950**



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### Entrance Porch

Leading from the front garden is the entrance porch suitable for storing shoes and coats.

### Living Room

Generously sized living room with stairs leading up and large window overlooking front garden.

### Kitchen / Dining Room

Open plan room with ample storage in a range of floor and eye level units along with integrated appliances to include oven with four ring hob, stainless steel sink with drainer and space for fridge/freezer, dishwasher and washer/dryer. There are two windows to the rear aspect and door leading out to the garden.

### Bedroom One

Double bedroom with built in wardrobe. Window overlooking front aspect.

### Bedroom Two

Double bedroom with built in wardrobe. Window overlooking rear aspect.

### Bedroom Three

Built in wardrobe and window overlooking front aspect

### Bathroom

Bathroom with white suite to include bath with electric shower and hand wash basin. Frosted window to rear aspect.

### WC

WC and frosted window to rear aspect.

### Outside

To the front of the property is a lawned area with a pathway leading to the front entrance porch. Potential to convert front lawn into driveway/parking spaces (subject to relevant permission). The rear of the property boasts patio area along with a generously sized lawned area and garden shed. There is gated access via the side and to the rear.

### 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 - £1,878.47 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

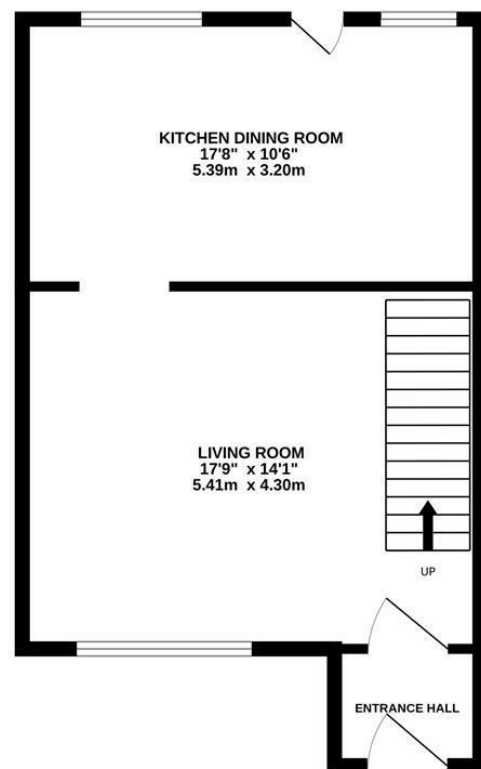
Heating: Mains gas

Broadband speed: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1139 Mbps

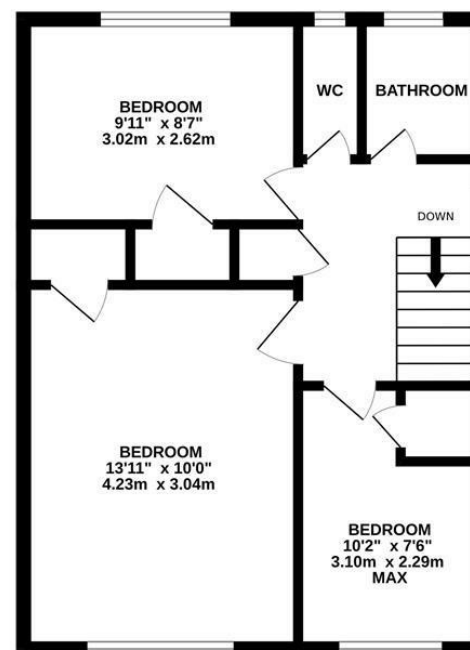
Mobile phone coverage: EE, Vodafone, Three & O2



GROUND FLOOR



1ST FLOOR



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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