

267 Foley Road, Newent GL18 1SR

£255,000

naylor powell

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• Well presented three bedroom family home • Extended living accommodation • NO ONWARD CHAIN • Ideal first time or investment buy • Off road parking • Close to amenities • EPC D65 • Forest of Dean district council tax band B - £1970.01 2026/27)

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1 High Street, Newent, GL18 1AN

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Porch
Accessed via the living room or garden. Window to front aspect.

Living Room
Wood laminate flooring, bifold doors to front aspect and into garden, wooden door into porch.

Kitchen Diner
Modern fitted kitchen comprising of a range of base and wall mounted units with laminated worktops and mosaic tiled splashbacks. Integrated appliances to include dishwasher, oven, four ring induction hob with extractor fan, fridge/freezer, larder cupboard and plumbing for washing machine. Door to access under stairs storage cupboard & door into living room. Window to rear aspect.
front aspect window.

Inner Hall
Opening through to cloakroom and utility room.

WC
WC with hand wash basin.

Utility Room
Space for tumble dryer and further appliances. Window to rear aspect.

First Floor Landing
Accessed via staircase, access to loft space, all bedrooms and bathroom.

Bedroom One
Double built in wardrobes, window to rear aspect.

Bedroom Two
Built in wardrobe, window to front aspect, access to airing cupboard where the boiler is located.





Bedroom Three
Over stair storage cupboard, window to rear aspect of property.

Bathroom
Modern suite comprising P-shaped bath tub with mixer tap and shower system with a detachable hand shower, vanity hand wash basin with mixer tap, WC and tiled flooring and walls. Frosted window to front aspect.

Outside
To the rear of the property, there is a driveway for one or two vehicles, outside water tap and a small lawned area. The rear garden comprises of a patio seating area with a two tier lawn, enclosed by wood panel and picket fencing with pedestrian gated access to a walkway which provides access to Newent town centre. Access into the property via the porch.

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'. Newent 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. The property is also within driving distance of the local award winning Three Choirs vineyard with bar and restaurant as well some excellent garden centres including Three Shires. There are plenty of local rural walks and a cycle routes close by that incorporates both the Newent and Ledbury "loops".

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, Vodafone, O2, Three







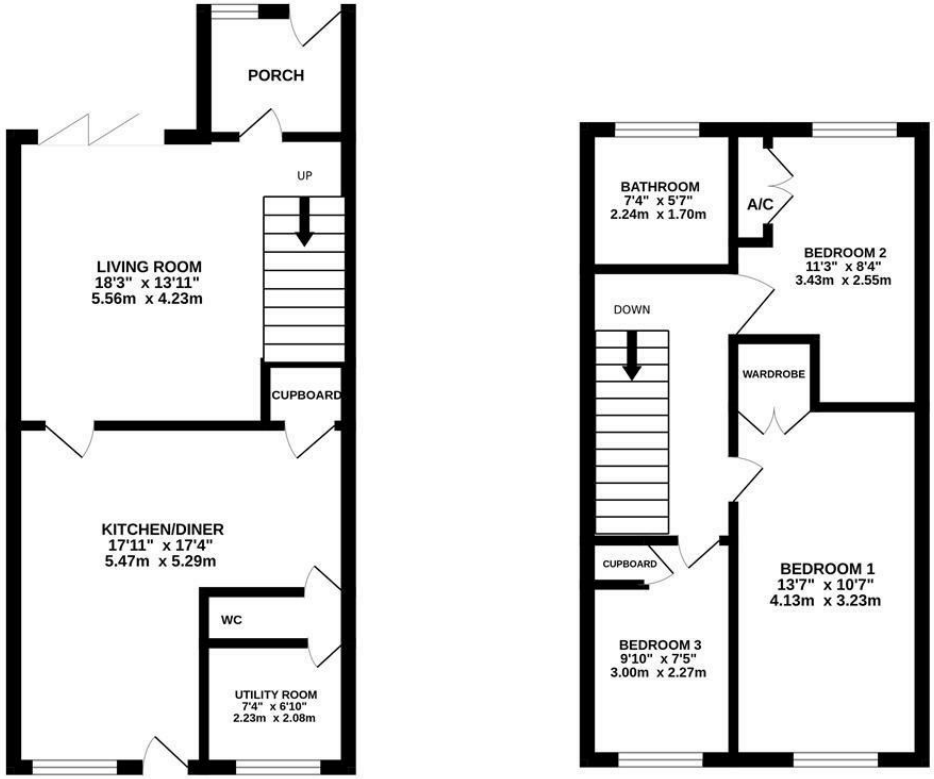






GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.

1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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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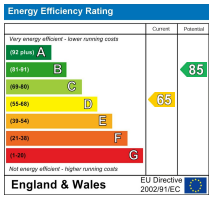
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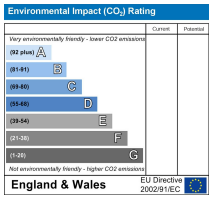
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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