



**271 Foley Road, Newent GL18 1SR**  
**£260,000**



## 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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**www.naylorpowell.com**

### 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 elevation.

### Kitchen

Range of base and eye level units with worktops and tiled splashbacks, integrated electric oven with four ring 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

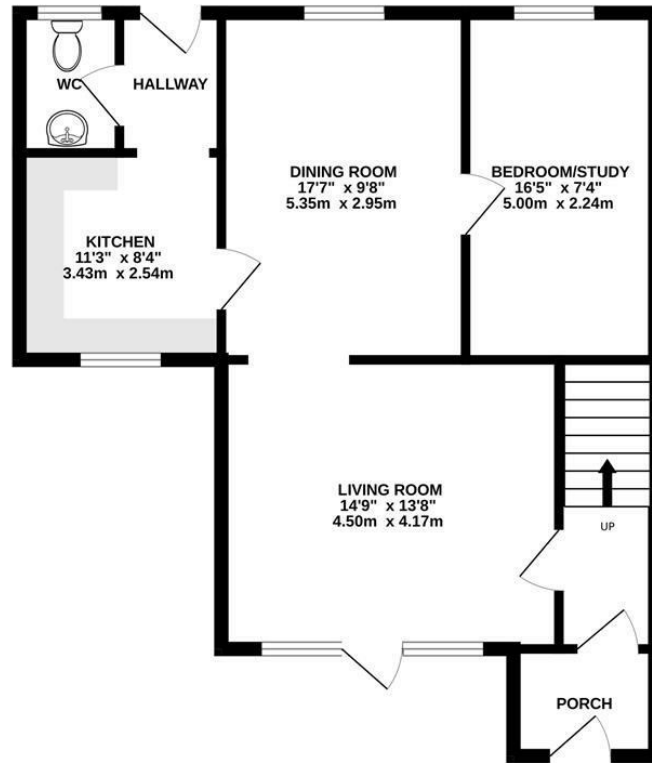
Heating: Gas

Broadband speed: Basic 16Mbps, Superfast 55 Mbps

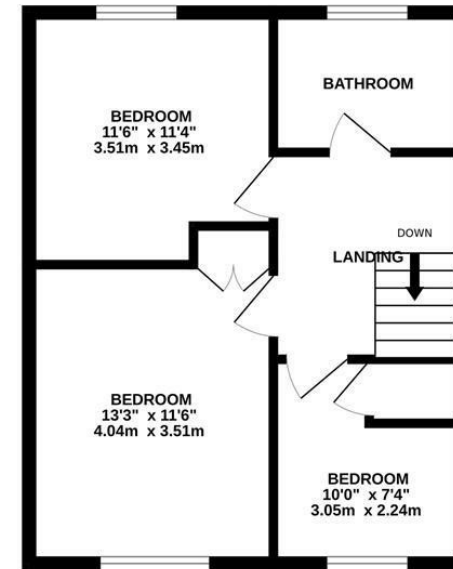
Mobile phone coverage: EE, Vodafone, O2, Three



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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