

4 Bradfords Close, Newent GL18 1QW

£220,000

naylor powell

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• Well presented two double bedroom semi detached house • Ample off road parking • Generous rear garden • NO ONWARD CHAIN • Ideal first time or investment buy • EPC D63 • Forest of Dean District Council tax Band B - £1970.01 (2026/27) Freehold

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1 High Street, Newent, GL18 1AN

01531 828970
newent@naylorpowell.com
www.naylorpowell.com

Porch
Accessed off the driveway, UPVC construction with door into hallway.

Entrance Hall
Stairs to first floor with open storage under. Doors leading off.

Living/Dining Room
Spacious and bright room with window to front aspect, feature fireplace with modern electric fire, door to kitchen and double doors to the conservatory.

Conservatory
UPVC construction with door out to rear garden.

Kitchen
There is a range of storage cupboards with rolled edge work surfaces, built in electric oven, four ring gas hob, tiled flooring, window to the rear and door leading into utility room.

Utility Room
Further base and eye level storage, single drainer, stainless steel sink unit, plumbing and space for washing machine and space for further appliance, tiled flooring, window to rear and door to rear garden.

First Floor Landing
Access to loft space, airing cupboard with slatted shelving and doors leading off to bedrooms.

Bedroom One
Built in storage cupboard housing the boiler plus clothes hanging space and window to front aspect.

Bedroom Two
Window to the rear aspect overlooking the garden.

Bathroom
White suite comprising bath with shower attachment over, WC and wash basin plus frosted window to rear aspect.





Outside

To the front of the property is a gravelled driveway with parking for 3/4 vehicles. The rear garden is a generous size and enjoys a raised paved patio area ideal for al fresco dining, an expanse of lawn and is all enclosed by fencing.

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
Forest of Dean District Council - £1970.01 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband speed: Standard 16 Mbps (ADSL) , Superfast 61 Mbps (FTTC) Ultrafast 2000 Mbps (FTTP)
Mobile phone coverage: Vodafone, O2, EE and Three





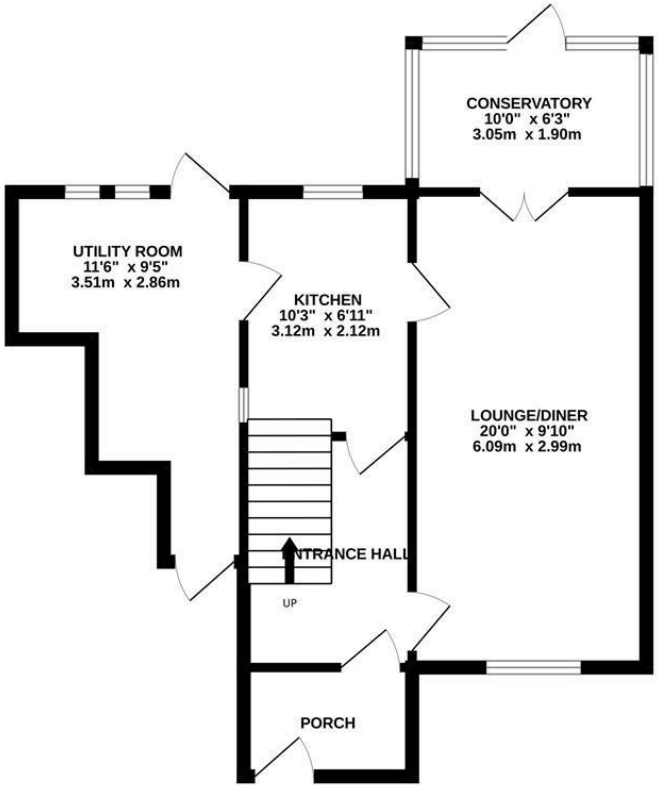



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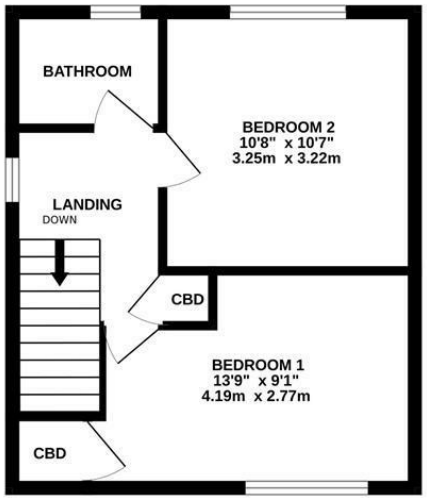




GROUND FLOOR



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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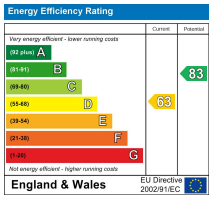
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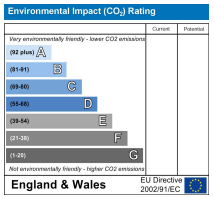
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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