



**7 Newlands Court, Newent GL18 1RY**

**£195,000**



## 7 Newlands Court, Newent GL18 1RY

• Two bedroom terraced bungalow • Located in market town of Newent • Close to local amenities • Allocated off road parking • Private, low maintenance rear garden • Tax band B £1,878.47 (2025/26) • EPC D62

**£195,000**

### Entrance Porch

Entrance porch provides access into the living room whilst also providing a suitable space to store shoes and coats.

### Living Room

Generously sized living room providing access into the hallway and the kitchen. Window overlooking the front aspect.

### Kitchen

Well maintained kitchen providing ample cupboard space in a range of floor and eye level units along with space for appliances such as a dish washer and fridge/freezer.

### Conservatory/Dining Room

Dining room to include windows overlooking rear aspect of the property and provides access into the rear porch via French doors.

### Rear Porch

Accessed via conservatory with doors out to garden. There is also plumbing for washing machine.

### Shower Room

Partially tiled shower room boasting a white suite comprising enclosed shower cubical with mains feed shower, WC and hand wash basin. Obscure window to rear aspect.

### Bedroom One

Double bedroom to include built in wardrobes and a window overlooking the front aspect

### Bedroom Two

Window to rear aspect

### Outside

To the front of the property is pathway leading to the front door along with a gravelled area. The rear of the property is low maintenance as is mostly patio providing a suitable space for alfresco dining. There is a garden shed, green house along with 2 vegetable patches. The property also has a dedicated parking space just a short distance away.

### 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



1 High Street, Newent, GL18 1AN

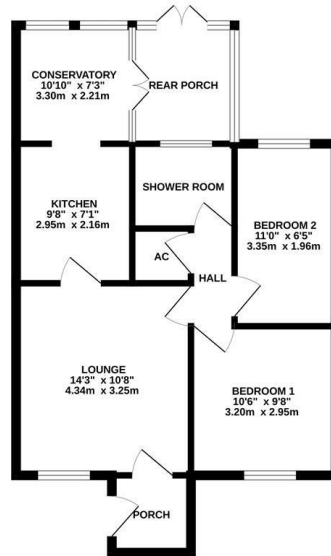
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GROUND FLOOR



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