



**14 Eagle Crescent, Newent GL18 1FD**

**£227,500**



# 14 Eagle Crescent, Newent GL18 1FD

- Two bedroom modern home located in a market town
- Ideal first time or investment buy
- Two allocated parking spaces
- NHBC guarantee with 6 years remaining
- Potential rental income of £900 PCM
- Forest of Dean District Council. Tax Band B - £1,878.47 (2025/26)
- EPC B83

**£227,500**

## Entrance Hall

Hallway leading into living room.

## Living Room

Generously sized living room with stairs to first floor. Window to front aspect.

## WC

White suite comprising WC and hand wash basin.

## Kitchen

The kitchen offers ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven and four ring gas hob with extractor over. There is also space for a fridge/freezer along with plumbing for a washing machine. French doors lead out to the rear garden.

## Bedroom One

Double bedroom with built in cupboard. Window to front aspect.

## Bedroom Two

Double bedroom. Window to rear aspect.

## Bathroom

White suite comprising bath with overhead shower, WC and hand wash basin.

## Outside

To the front of the is an open green space and path to front door. The rear garden enjoys patio area off the kitchen with a central path with lawn either side and leads to gate at rear which in turn leads to 2 off road parking spaces.

## Location

The market town of Newent sits 8 miles northwest 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 65 Mbps, Ultrafast 1139 Mbps



1 High Street, Newent, GL18 1AN

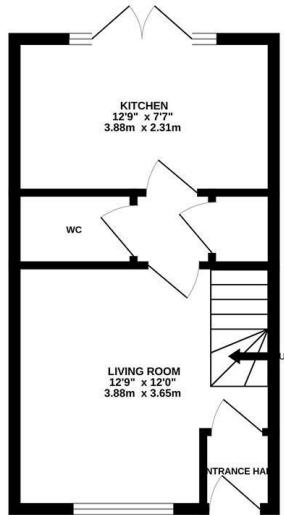
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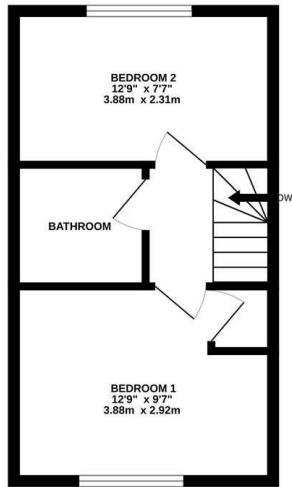
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GROUND FLOOR



1ST FLOOR



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