



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 base 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 - £1,970.01 (2026/27)

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

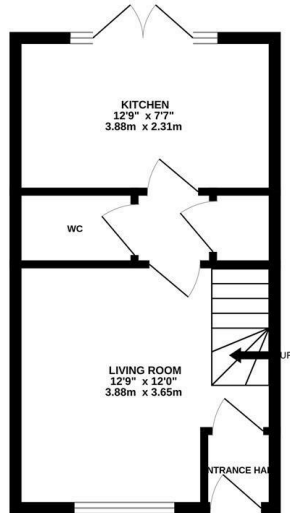
01531 828970

newent@naylorpowell.com

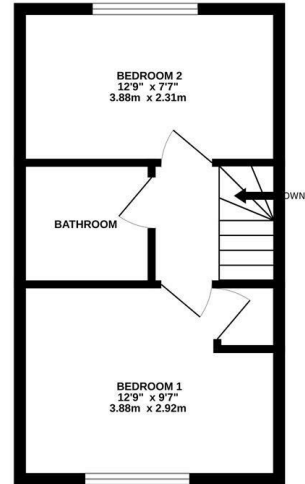
www.naylorpowell.com



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
Made with Memphis 42020

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

