

114 Manor Road, Newent GL18 1UJ

£259,950

naylor powell

114 Manor Road, Newent GL18 1UJ

• Three bedroom semi-detached home • Ideal for first-time buyers and investors • En-suite to master bedroom • Off-road parking • NHBC Guarantee • EPC B84 • Forest of Dean District Council Tax band B - £1970.01 (2026/27) Freehold

£259,950

naylor powell

1 High Street, Newent, GL18 1AN

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

Entrance Hall
Providing access to first floor landing and the living room.

Living Room
A generously sized living room with panelled walling and a window to the front aspect and a door leading off to the inner hall.

Inner Hall
Providing access to both the WC and a handy storage cupboard.

WC
White suite comprising WC and wash hand basin.

Kitchen / Dining Room
A modern style kitchen featuring a range of floor and eye level units along with integrated appliances to include a Electrolux double oven, a four ring gas hob with extractor over, dishwasher, stainless steel sink with mixer tap, fridge/freezer and space for a washer / dryer. Window overlooking the rear garden with French doors leading out.

Main Bedroom
Double bedroom featuring a built in wardrobe with hanging rail and shelving and a window to the front aspect of the property.

En-suite
En-suite boasting a modern suite comprising a double shower cubical with a sliding glazed screen, vanity wash hand basin, mixer tap and cupboard below and a WC. Frosted window to the front aspect.

Bedroom Two
Double bedroom with a window overlooking the rear aspect of the property.





Bedroom Three
Window overlooking the rear aspect of the property.

Family Bathroom
Family bathroom boasting a white suite comprising a bath , WC and wash hand basin. Frosted window to the side aspect.

Outside
To the front of the property features off road parking for two vehicles with a paved pathway leading to the front door and the side access. The rear of the property boast a patioed area suitable for alfresco dining with a pathway leading down the garden and a lawned area.

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: Mains gas
Broadband speed: Basic 19 Mbps, Superfast 65 Mbps, Ultrafast 1139 Mbps
Mobile phone coverage: EE, Vodafone, Three & O2
There will be a service charge of approximately £250 per annum to cover the communal green areas.

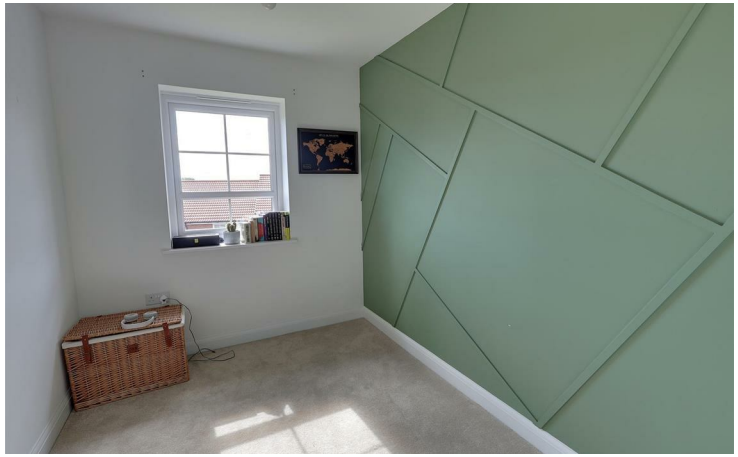




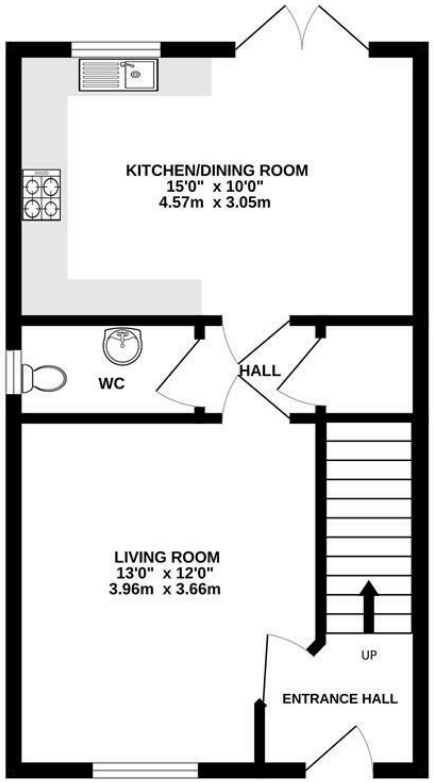




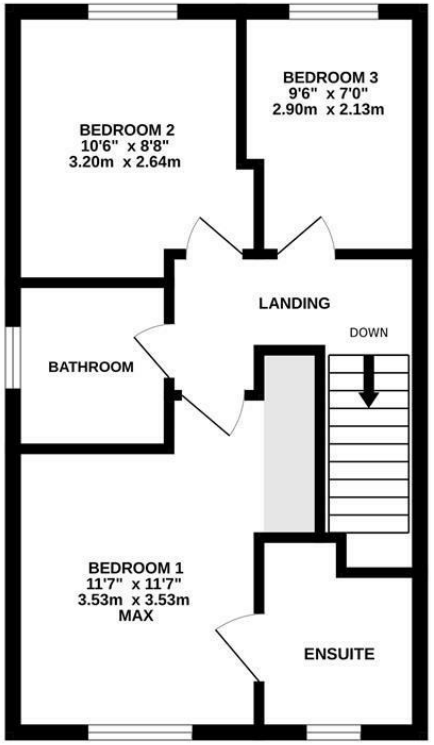




GROUND FLOOR



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.
Made with Metropix ©2026

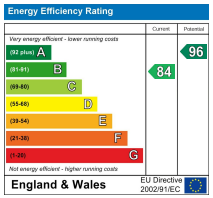
1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

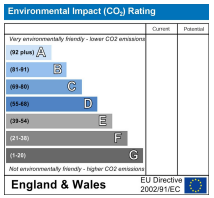
naea | propertymark PROTECTED

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.





naylor powell

