



7 Vauxhall, Newent GL18 1QP
Guide Price £290,000



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• Well proportioned three bedroom family home • Good size plot with potential • Close to schools and amenities • Offered with no chain • Ample off road parking • Forest of Dean council tax band B - £1970.01 (2026/27) • EPC C72



1 High Street, Newent, GL18 1AN

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Entrance Hall

Via a canopy porch, stairs to first floor and doors leading off.

Living Room

A recently fitted feature fireplace with wooden surround and exposed brickwork on the chimney breast. Window to front and rear aspects.

Dining Room

Door into kitchen and window to the front aspect.

Kitchen

A recently installed kitchen with a range of base and wall mounted units with rolled edge work tops, one and a half bowl stainless steel sink unit, gas hob with extractor hood over, built in electric oven, space for appliances, pantry cupboard under the stairs and window to rear aspect.

Rear Lobby

Door to front and doors leading off.

WC

WC and wash basin. Window to side aspect.

Store Room

Useful storage area.

Utility Room

Work surface with cupboards under, window to side aspect and door leading to garden.

First Floor Landing

Window to rear aspect and doors leading off.

Bedroom One

Double room with built in storage and window to the front aspect.

Bedroom Two

Double room with built in storage and window to the front aspect.



Bedroom Three

Rear aspect window.

Family Bathroom

White suite comprising bath, WC and wash basin. Frosted window to rear aspect.

Outside

At the front of the property is a gravelled driveway providing parking for several vehicles. The front garden is mainly laid to lawn with mature shrubs. There is a garden gate with path that leads to front door. Gated side access leads around to the rear garden which enjoys raised veg beds, area of lawn, established bushes/shrubs and a patio area with pergola.

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, Tax Band B - £1970.01. (2026/27)

Electricity supply: Mains

We are advised electrical work was carried out in 2020.

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

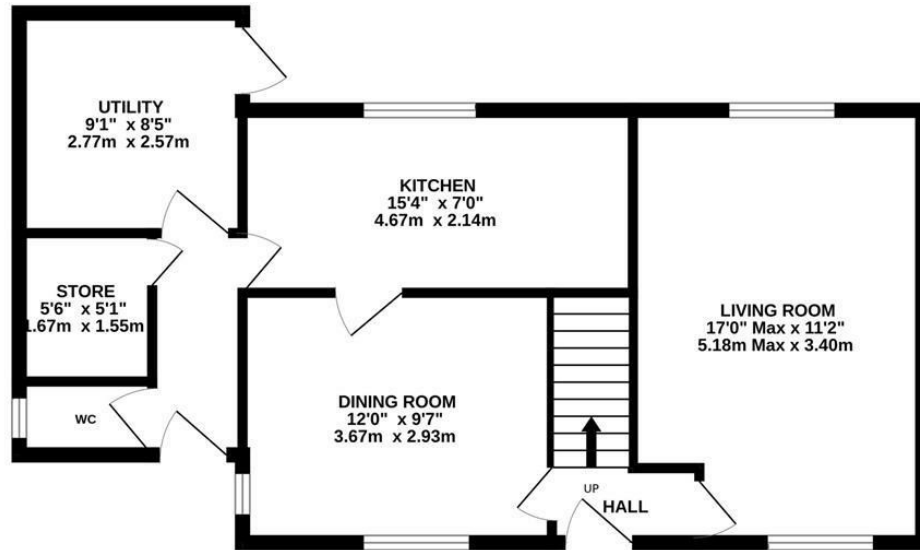
Broadband speed: Basic 16 Mbps, superfast 71Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three

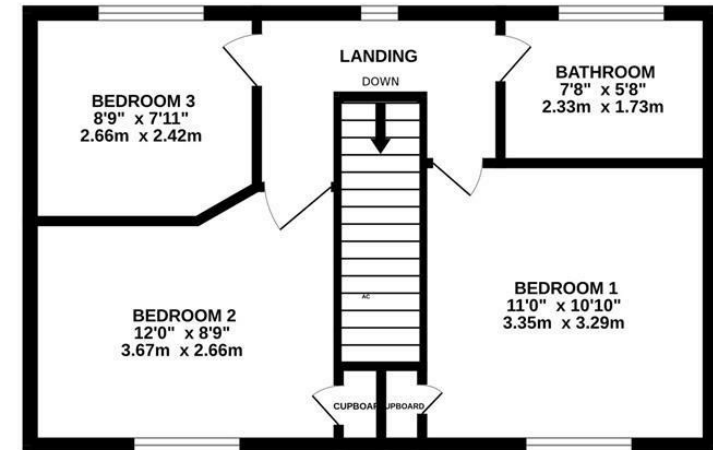




GROUND FLOOR



1ST FLOOR



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