



## 56 Glebe Road

Newent, GL18 1BW

**£310,000**



We are delighted to welcome to the market this much loved four-bedroom semi-detached family home, owned by the current family since 1996. Situated within easy walking distance to local fields, shops, and bus routes, this property offers a highly convenient and peaceful location.

The home has been enhanced with a double storey extension, providing extremely spacious and versatile accommodation across both floors, ideal for growing families.

Externally, the property benefits from gardens and off-road parking, adding further appeal. Early viewing is strongly advised to fully appreciate the space and potential on offer.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points.

### Lounge

Upvc double glazed windows to both front & side, television point, radiator, power points.

### Kitchen

Upvc double glazed window & door to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, radiator, power points, partly tiled walls.

### Downstairs W.C

Low level wc & pedestal wash hand basin, partly tiled walls, wall mounted combination boiler.

### Study

Upvc double glazed window to rear, power points, heated towel rail.

### Sitting Room

Upvc double glazed french doors to front, television point, radiator, log burner, power points.

### Dining Room

Sliding doors leading to the utility. laminate flooring, power points, radiator.

### Utility Room

Upvc double glazed french doors to side, base level units with roll edge work tops, space for appliances, power points.

### First Floor Landing

Two x access to loft hatch, radiator. Doors to all rooms.

### Bedroom 1

Upvc double glazed windows to both front & side, radiator, power points, door to:

### En-Suite

Upvc frosted double glazed window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, tiled walls.

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

### Bedroom 3

Upvc double glazed windows to rear, radiator, power points.

### Bedroom 4

Upvc double glazed windows to front, radiator, power points.

### Bathroom

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls.

### Rear Garden

An enclosed area which is mainly paved with an area laid to lawn, gated side & rear access.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Forest Of Dean Council- Band B

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

