

**BURY BAR LANE, NEWENT**

An exciting new build with versatile accommodation having hallway, lounge, kitchen, cloakroom, 2 bedrooms and loft room, garden and garage.

**FEATURES INCLUDE**

- :: Fitted kitchen with electric double oven, integral washer/dryer, integral fridge/freezer
- :: Porcelanosa sanitaryware and wall tiling to Bathroom.
- :: TV and telephone points to all Bedrooms and Reception Rooms.
- :: Porcelanosa tiling
- :: Coving to ceiling to all rooms.
- :: Moulded skirtings and architraves.
- :: Brushed chrome door furniture.
- :: Burglar alarm.
- :: Gas central heating.
- :: Double-glazed windows.
- :: Pedestrian access to the front and vehicular access to the rear.
- :: NHBC 10-year guarantee.

**COMPRISES**

**HALLWAY** spacious, with stairs off.

**LOUNGE** 13'3" x 12'3" (4.04m x 3.73m) window to rear.

**KITCHEN** 11'5" x 6'2" (3.48m x 1.88m) window to front.

**CLOAKROOM WC** low level flush w.c., wash basin.

Stairs to **FIRST FLOOR** - Landing, with fitted cupboard, leading to:-

**BEDROOM 1** 13'3" x 12' (4.04m x 3.66m) window to rear.

**BEDROOM 2** 13'3" x 9'2" reducing to 5'3" (4.04m x 2.79m reducing to 1.6m) window to front.

**BATHROOM** white suite with panelled bath, low level flush w.c., and hand basin.

From the Landing a staircase gives access to the:-

**SECOND FLOOR**

**LOFT ROOM** 16'2" x 9'9" (4.93m x 2.97m) with part sloping ceilings. Ideal for a third bedroom.

**OUTSIDE** Garden to front and rear and Garage.

**SERVICES** All mains are connected.

**LOCAL AUTHORITY** Forest of Dean District Council.

**LOCATION**

The charming country town of Newent is well provided with a range of Shops, and local amenities including Health Centre, Nursery, Infant, Junior and Community Schools, Swimming Pool, Library, Dental Surgeries, Post Office, Inns, Banks, Churches of several denominations and Supermarket. The City of Gloucester is 9 miles to the east and there are good connections to the motorway network nearby.

**DIRECTIONS**

From the centre of Newent (Broad Street) proceed to the Market Square which is situated at the bottom of Bury Bar Lane. Continue to the top of Bury Bar and the property will be found on the left-hand side.

**SALES ENQUIRIES**

For further information about Scillonia Gardens, or to arrange a viewing appointment, telephone the selling agents Naylor Powell on 01531 828970. Alternatively email:

[newent@naylorpowell.com](mailto:newent@naylorpowell.com).

