



## 304 Foley Road NEWENT

A well presented  
Four Bedroom  
Semi-detached  
house with garden  
to front and rear, in  
a popular cul-de-sac  
location and within  
walking distance of  
Newent town centre

**£159,950**



**SMITHS**  
of Newent Est. 1886

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[www.teamprop.co.uk](http://www.teamprop.co.uk)

# 304 Foley Road, NEWENT, GL18 1ST

Having been extended this property provides Entrance Hall, lounge, kitchen dining room, rear lobby, downstairs shower room, first floor landing, 4 bedrooms and bathroom. The property benefits from a newly fitted kitchen, double glazing and gas central heating.

**ENTRANCE PORCH** via fully glazed

**ENTRANCE DOOR** tiled floor into:-

**LOUNGE 17'8" x 14'2"** (5.38m x 4.32m) stairs leading off, large window to front elevation, fully glazed door through to the:-

**LARGE KITCHEN DINING ROOM 17'7" x 10'9" plus 9' x 8'5"** (5.36m x 3.28m plus 2.74m x 2.57m) fully fitted range of units with base units, laminated worktops, breakfast bar, wall units including glass fronted display unit, integrated single drainer one and half bowl sink unit with mixer tap, tiled splashback and window to rear elevation

The **Dining Area** has window to side elevation, a large open space for informal or formal dining, glazed door through to:-

**REAR LOBBY** with half glazed door to side garden, large store cupboard

**SHOWER ROOM** with corner entry shower cubicle, pedestal wash hand basin low level w.c., large mirror to wall and extractor fan

**STAIRWAY LEADING TO FIRST FLOOR - LANDING** with store cupboard housing the gas-fired central heating domestic hot water heater

**BEDROOM ONE 14' x 10'** (1.22m x 3.05m) with window to front elevation with far reaching and very pleasant outlook.

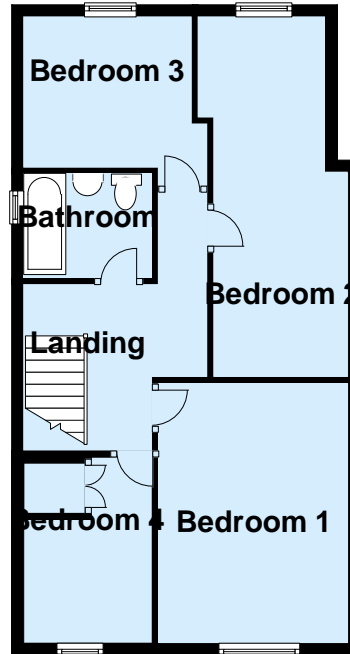
**BEDROOM TWO measured in two parts being 11' x 7'3" plus 8'10" x 6'8"** (3.35m x 2.21m plus 2.69m x 2.03m) a range of **fitted wardrobes** extending across one wall with window to rear elevation

**BEDROOM THREE 9'3" x 8'9"** (2.82m x 2.67m) window to rear elevation

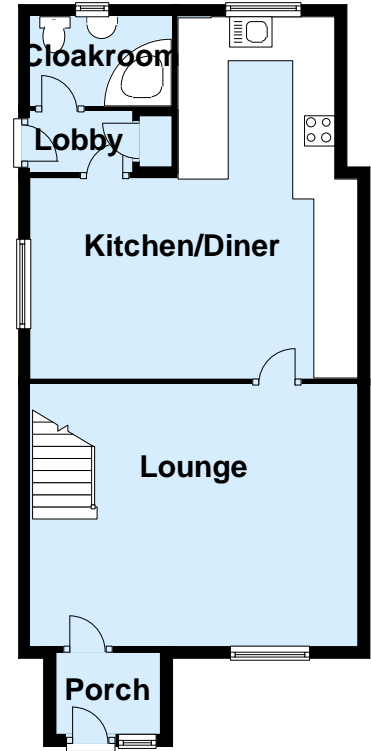
**BEDROOM FOUR 10'1" x 7'9" maximum measurement** as this has an overstairs storage cupboard, window to front elevation

**BATHROOM** modern panelled bath, pedestal wash hand basin, low level w.c., window to side elevation.

## First Floor



## Ground Floor



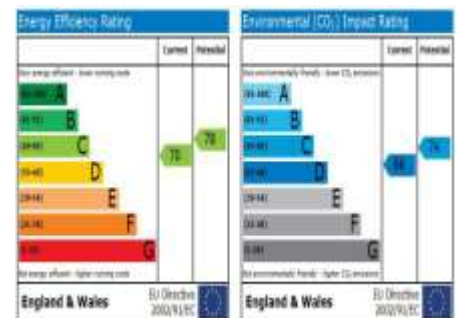
**DIRECTIONS** From centre of Newent go along Church Street into Gloucester Street and turn right into Onslow Road and turn immediately right into Foley Road. Travel almost to the end of the road and the house will be found on the right-hand side. **This property's position is accurately shown on [www.teamprop.co.uk](http://www.teamprop.co.uk)**

**OUTSIDE** To the front of the property is an enclosed garden laid predominantly to lawn with additional border with shrubs etc., and to the rear is a fully landscaped garden, again enclosed, with pedestrian gate to the rear, patio and two **Garden Store Sheds**.

**LOCAL AUTHORITY** Forest of Dean District Council 01594 810000.

**Council Tax Band** 'B'

**ALL MAINS ARE CONNECTED**



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