



A loved, four double bedroom, semi-detached property offering flexible and generous accommodation with driveway and a good-sized rear garden with rear pedestrian access. Offered with no onward chain and would benefit from 'light' cosmetic enhancement.

Comprising entrance hall, WC, lounge, kitchen, garden room, office/utility space and at 1st floor; 4 double bedrooms (en-suite shower room) and bathroom.

Located on the edge of the historic village of Newnham, which sits on the banks of the River Severn and is rich with history dating back to Roman beginnings. This picturesque hamlet now offers great opportunities for all age groups, with a range of amenities to include a village shop, library, galleries, cafe and pub.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: C (Forest of Dean District Council)

Tenure: Freehold

Entrance hall

Vinyl flooring.

WC

Ground floor. basin, WC, electric radiator.

Lounge

Gas fire, bay window, radiator, herringbone wooden floor, bay window to front aspect.

Kitchen/diner

Fitted units at eye and base level, free standing gas cooker with extractor fan, dishwasher, space for washing machine/dryer, sink with drainer, pantry, window to rear aspect. Vinyl flooring, space for dining table.

Conservatory

Electric radiator, vinyl flooring.

Office 1

Radiator, vinyl flooring, French doors to rear garden. Possibility to be used as a utility room instead.

FIRST FLOOR:

Master bedroom

Carpet, window to front aspect, radiator, shower room en-suite, heated towel rail.

Bedroom 2

Built in wardrobe, radiator, window to rear aspect, carpet (fantastic views of the village and the Severn estuary).

Bedroom 3

Window to front aspect, carpet, built in storage housing combi boiler.

Bedroom 4

Carpet, window to front aspect, built in wardrobe.

Bathroom

Three-piece suite comprising; bath with overhead shower, WC, basin, heated towel rail, window to rear aspect, tiled splashbacks, vinyl flooring.

Garden

Drive and lawn to front (lawn could be utilised as parking). Rear garden: an enclosed space, enjoying a South-East aspect, levelled patio and lawns, mature gardens, garden shed, rear pedestrian access.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.6 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		85
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.