



A charming two bedroom, three storey, mid terraced home, positioned just off the high st, which has been modernised throughout, creating a versatile living accommodation perfect for a first time buyer, investor or someone looking to downsize.

No2 offers cosy living accommodation comprising open plan lounge with kitchen on the ground floor, a double bedroom with shower room on the first floor and a second double bedroom on the second floor with access to loft via the landing. Outside there is an outbuilding with space for a washing machine/dryer and a lower courtyard which leads to a raised garden area, perfect for sitting and relaxing during summer months.

This property is located in the heart 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 village now offers great opportunities for all age groups, with a range of amenities to include village shop, library, galleries, cafes and pub.

A wider range of facilities and activities 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: A (Forest of Dean District Council)

Tenure: Freehold

Kitchen/lounge

Access to the property through the front door leading into an open plan lounge/kitchen area. Solid oak flooring, night storage heater, window to front aspect.

In the kitchen area, there is laminated wood effect flooring, fitted eye and base level units, integrated fridge/freezer, electric hob with oven, under counter lighting, plinth lighting, mixer sink unit with drainer, windows and door to rear aspect.

FIRST FLOOR:

Landing

Carpeted flooring, window to rear aspect, tiled feature wall, access to bedroom and shower room.

Bedroom 1

Wall length built-in wardrobes, carpeted flooring, night storage heater, window to front aspect, space for double bed.

Shower

Functional space comprising wash hand basin with vanity unit, WC, shower cubicle with tiled splash backs, carpeted flooring, electric radiator, LED illuminated mirror, window to rear aspect.

SECOND FLOOR:

Landing

Carpeted flooring, access to loft space and second bedroom.

Bedroom 2

Carpeted flooring, window to rear aspect, night storage heater, space for double bed.

Outside

The outside consists of a lower courtyard with an outbuilding housing washing machine/dryer. There is a raised garden area accessed via a staircase which provides an elevated seating area to relax.

Services

All mains connected.

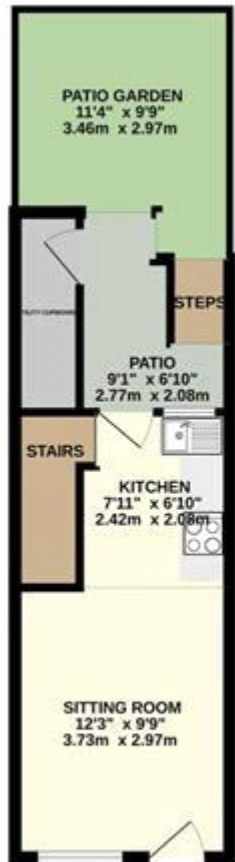
Viewings

By prior arrangement with Hills.



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/fittings 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.

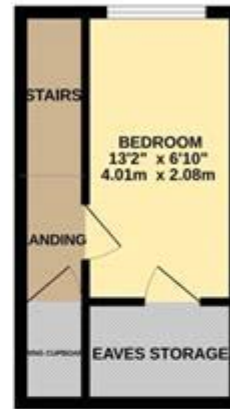
GROUND FLOOR
278 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
187 sq.ft. (17.3 sq.m.) approx.



2ND FLOOR
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with hennepin ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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.