



A spacious 2/3 bedroom, mid-terraced home with pretty cottage gardens, and situated within a semi-rural location with an abundance of scenic walks, vehicle parking and garage. Offered with no onward chain.

Although this property is in need of 'light' cosmetic enhancement, 2 Beeching cottages has been loved by its previous owner and this is reflected in its presentation.

Comprising; entrance hall/home office, cloakroom, kitchen, living room/ bedroom three, lounge, two double bedrooms and a first floor shower room. The property has double glazing throughout. Outside, there is a lawned garden to the front and a low maintenance garden to the rear.

Located between Blakeney and Newnham on Severn (approx 15 miles from Chepstow and approx 15 miles from Gloucester), this property is in a prime location for a range of different amenities. The village of Newnham is set on the River Severn, the character High Street provides a good range of shops which include; post office, doctors surgery and local stores. The village also offers a primary school, chemist and public house.

A wider range of facilities are 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.

Tenure: Freehold

Entrance hall

w: 7' 7" x l: 10' (w: 2.31m x l: 3.05m)

Accessed via the rear garden and parking area - a useful space with room for desk, carpeted flooring.

WC

Wash hand basin, WC.

Kitchen

Functional clean space with view over the rear garden. Comprising a range of eye and base level units, sink with drainer, window to rear garden, tiled splashbacks, freestanding electric cooker, space for washing machine and fridge freezer, carpeted flooring.

Living room

w: 10' 2" x l: 19' (w: 3.1m x l: 5.79m)

(Could be utilised as a 3rd bedroom.)

Dual windows to front aspect, fireplace, carpeted flooring.

Lounge

w: 13' x l: 10' 2" (w: 3.96m x l: 3.1m)

A cosy room with window to front aspect, front door, carpeted flooring, feature fireplace.

FIRST FLOOR:

Landing

Carpeted flooring, airing cupboard, access to loft, window to rear aspect.

Bedroom 1

w: 9' 4" x l: 13' 1" (w: 2.84m x l: 3.99m)

Carpeted flooring, window to front aspect.

Bedroom 2

w: 9' 5" x l: 14' (w: 2.87m x l: 4.27m)

Carpeted flooring, window to front aspect.

Bathroom

Comprising; large shower with screen, wash hand basin, WC, panelled walls, vinyl floor, towel rail.

Rear Garden

Low maintenance space with mature shrubs and borders.

Front Garden

Lawned area with a range of mature shrubs and borders. Note; there is a dividing right of way between the property and this garden, that neighbouring properties can exercise to access their properties via foot.

Garage**Services**

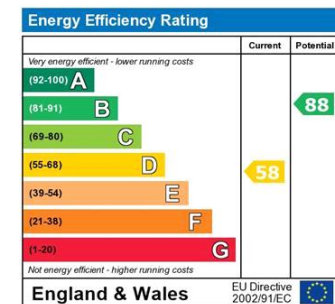
There is no gas connected to the property. Mains drainage and electric supply. Electric heating.

Viewings

By prior appointment 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/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.



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.