



A generous three double bedroom home with driveway, front & rear gardens, desirable village situation and offered in a well maintained condition.

The accommodation comprises; entrance hall, Kitchen/diner, living room, three bedrooms, bathroom and a WC.

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: B (Forest of Dean District Council )

Tenure: Freehold

### **Entrance hall**

Allowing access to kitchen, lounge and stairs to first floor.

### **Kitchen/diner**

A spacious room with front and rear aspect. Fitted units at wall and base level with ample hard wood worktop space, integrated gas hob, oven, extractor hood, space and connection for fridge freezer, washing machine/dryer, dish washer, metro style splash backs, under stairs cupboard, door to side alley way and door to rear garden.

### **Living room**

A good size room with dual aspect, fireplace, fitted carpet.

### **FIRST FLOOR:**

#### **Landing**

fitted carpet, window to rear. - allowing access to bedroom 1,2 &3 wc, shower room and loft.

#### **Bedroom 1**

Double room, front aspect, fitted carpets and wardrobes.

#### **Bedroom 2**

Double room, front aspect, fitted carpets and wardrobes.

#### **Bedroom 3**

Double room, rear aspect, fitted carpets and cupboard housing boiler.

### **Bathroom**

Comprising; bath with over head shower, counter top wash hand basin, vanity unit, heated towel rail, window to rear., tiled floor and metro tiled walls.

### **Front Garden**

Driveway with large area predominantly laid to lawn with side access to rear garden (could offer more vehicle parking).

### **Rear Garden**

Enclosed level space with side access to front, decked area offering a sociable space for outdoor entertaining and a generous lawn.

### **Services**

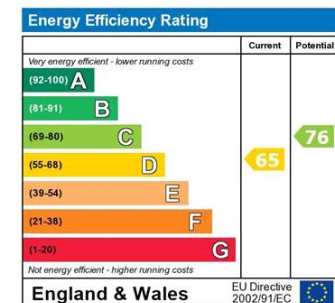
All mains connected. - interested parties will make their own enquires.

### **Viewings**

Via 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/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.



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.