HILLS
PROPERTY CONSULTANTS

William Greening Place, Newnham
OIRO £425,000

3 bedroom detached house for sale | Freehold

An immaculately presented and modern three bedroom detached home which benefits from an generous open plan living space downstairs and opens out into the rear private landscaped low maintenance garden, with driveway and link attached garage, situated in a prime location with fantastic river views and with in NHBC warranty period.

This turn key home offers light and spacious accommodation which is designed to modern specification with integrated appliances. Internally, the property comprises; entrance hall, WC, open plan fitted kitchen/diner/lounge area with access to the rear garden via sliding doors, three bedrooms (one with en-suite) and a family bathroom. Externally, there is a private driveway with parking and a semi-detached garage behind. There's access through into the rear gardens which are laid to both patio and gravel, and enclosed via fencing and walling.

Located on the outskirts 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, 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: D (Forest of Dean District Council)
Tenure: Freehold

Entrance hall
Access through to open plan kitchen/diner/living space and cloakroom.

Kitchen/diner
Open plan layout which also extends into the lounge.
Fitted units at eye and base level with plenty of worktop space, integrated Neff appliances to include; oven, Bosch washing machine and fridge freezer, gas hob with extractor hood over, integrated dishwasher, sink unit with mixer tap and drainer, window to front aspect, space for dining room table and chairs, stairs leading up to first floor.

WC
WC, wash hand basin, window to front aspect, Porcelanosa flooring and tiles.

Lounge
Open plan layout with kitchen/diner. Access to storage cupboard, window to side aspect, sliding doors leading out into the rear garden which also let in plenty of light.

FIRST FLOOR:

Landing
Carpeted flooring, storage cupboard, access through to all bedrooms and bathroom.

Bedroom 1
Carpeted flooring, windows to front and side aspect, fitted wardrobes with sliding doors, access to en-suite.

En-suite
WC, wash hand basin, shower enclosure with glass doors, tiled splash backs, tiled flooring, window to front aspect.

Bedroom 2
Carpeted flooring, windows to rear and side aspects, fitted wardrobes with sliding doors.

Bedroom 3
Carpeted flooring, window to rear aspect. Currently utilised as a home office space.

Bathroom
WC, wash hand basin, panelled bath with shower attachment and glass screen, tiled splash backs, tiled flooring, window to side aspect.

Outside
The property is situated beautifully on a corner plot and to the front of the property is a small pathway leading to the entrance. There is a driveway with ample parking to the side with a semi-detached garage behind.
The rear gardens are enclosed and offer a private and serene space outside to sit and relax, and are laid to both patio and gravel, with a variety of plants and shrubs. There is access into the garage via a door from the rear garden, and also access into the lounge. There are fantastic rural and river views from this property.

Services
Mains electric, water and drainage connected.
The services and central heating system where applicable have not been tested.

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: D

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and https://www.gov.uk/council-tax-bands for the Tax Band.

Water Rates
Severn Trent - to be advised.

Money Laundering Regulations
To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

Please note
There is underfloor heating throughout the whole ground floor.

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

Kitchen/dining area
5.6m x 4.9m 18'4" x 16'1"

Living area
5.9m x 3.4m 19'4" x 11'2"

Total living space

102.8 sqm / 1107 sqft

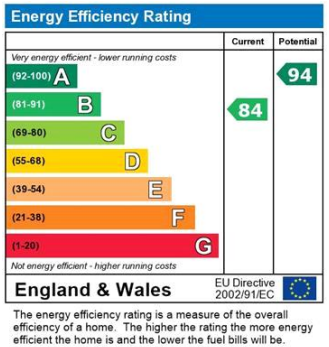
First floor

Bedroom 1
3.8m x 3.5m 12'5" x 11'5"

Bedroom 2
3.6m x 2.8m 11'8" x 9'2"

Bedroom 3
3m x 2.4m 9'8' x 7'9"

All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change. Please refer to the sales advisor for specific details as layout may be mirrored on individual plots.



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.

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Viewing by appointment only
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