HILLS
PROPERTY CONSULTANTS

Hyde Bank, Newnham
Offers Over £350,000

3 bedroom semi-detached house for sale | Freehold SSTC

At first glance

- 3 Bedrooms
- Garage
- Kitchen/diner/family area
- Parking
- Prime location
- Secure, enclosed garden to rear
- Walking distance to a Pub

In detail

A well loved and well maintained three bedroom detached property with parking, garage and enclosed gardens to rear, situated on the edge of the popular village of Newnham-on-Severn, close to local amenities and within walking distance from Newnham's primary school, making it a perfect buy for budding families.

This property offers comfortable living accommodation set over two floors with a converted loft space. The ground floor comprises entrance hall, downstairs bathroom, lounge with log burner, family room and fitted kitchen/diner. The first floor comprises three bedrooms (one with en-suite). Externally, the property can be accessed via a gate to the front, where there is an enclosed lawn area with shrubs and bushes. The rear of the property consists of both patio area and lawned area with parking and garage to the rear.

Located in 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: C
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

Entrance hall
Access through to lounge and downstairs bathroom, stairs leading up to first floor.

Bathroom
Wash hand basin, WC, bath with mixer taps and shower attachment, window to side aspect.

Lounge
Bay window to front aspect, log burner, radiator, access into family room.

Family room
Storage cupboard, access into kitchen.

Kitchen/diner
Fitted units at eye and base level, integrated oven with gas hob and extractor hood over, space for freestanding fridge freezer, space and plumbing for washing machine/dryer, space and plumbing for dish washer, sink unit with mixer tap and drainer, tiled splash backs, tiled flooring, radiator, space for dining table and chairs, velux roof lights to side and rear aspects, doors leading out into rear garden.

FIRST FLOOR:

Landing
Window to side aspect, access to all three bedrooms.

Bedroom 1
Carpeted flooring, Bay window to front aspect, fitted wardrobe/storage cupboard, radiator, access to en-suite.

En-suite
WC, wash hand basin with vanity unit underneath, storage space with gas combi boiler, tiled splash backs, radiator, window to front aspect.

Bedroom 2
Carpeted flooring, window to rear aspect, radiator.

Bedroom 3
Carpeted flooring, window to rear aspect, radiator.

Loft room
Velux window to rear.

Outside
To the front of the property, there is gated access through to a lawned area with a variety of shrubs and hedges. To the rear of the property, there is direct access from the kitchen onto patio area which provides a fantastic blend of indoor/outdoor living and creates a great entertainment space. There is then a pathway with a variety of shrubs, plants and flowers to each side, leading down to a lawned area where there is an outbuilding which is currently utilised as a snug but could be utilised as a home office or studio/treatment room.
Please note: this property has its own garage with parking.

Services
Mains gas, 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: C

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

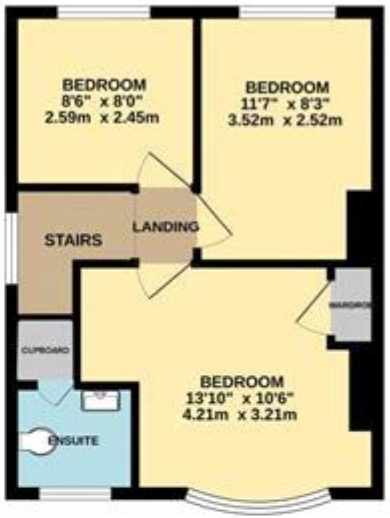
To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

Town and Country *Commercial*

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
614 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.

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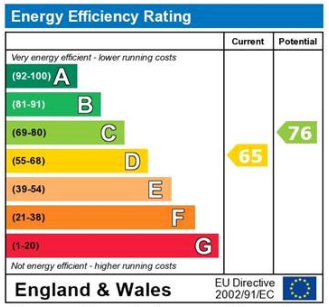

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Viewing by appointment only
Hills Property Consultants
U1 Central House, Dean Road, Newnham, Gloucestershire GL14 1AB
Tel: 01594801261 Email: property@hillspc.co.uk Website: www.hillspc.co.uk