HILLS
PROPERTY CONSULTANTS

Dean Road, Newnham
OIRO £320,000

2 bedroom semi-detached house for sale | Freehold **SSTC**

At first glance

- 2 double bedrooms
- Garage
- Larger than average plot size
- No Chain
- No Onward Chain
- Potential for extension

In detail

A well-presented two/three bedroom semi-detached property with parking, garage and larger than average enclosed rear gardens, situated in an ideal and convenient location close to Newnham's local amenities. Offered with NO onward chain.

No6 started life as a three bedroom home and was reconfigured by a previous owner to offer two large bedrooms. It is an ideal buy for those looking to downsize or for those looking to home their budding families. Internally comprising; entrance hall, lounge/diner, kitchen, dining room/downstairs bedoom/office, two upstairs bedrooms and a family bathroom.
Externally, there is parking to the front with garage behind, and to the rear, the garden is laid to lawn and enclosed.

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 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: C (Forest of Dean District Council)
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Front Garden, Private Garden, Rear Garden

Entrance hall
Access through to lounge/diner and stairs leading up to first floor.

Lounge/diner
Carpeted flooring, feature fireplace, radiator, window, space for dining table and chairs, access through to kitchen and dining room which is currently utilised as a downstairs bedroom.

Kitchen
Fitted units with worktop space, sink unit with mixer tap and drainer, space for cooker, space and plumbing for washing machine/dryer, space for freestanding fridge freezer, boiler, door providing access to outside, window.

Dining Room
Currently utilised as a downstairs bedroom.
Carpeted flooring, windows, radiator.

FIRST FLOOR:

Bedroom 1
Carpeted flooring, radiator, window.

Bedroom 2
Carpeted flooring, radiator, window.

Bathroom
Bath with shower attachment and mixer taps, wash hand basin, WC, tiled splash backs, window.

Outside
To the front of the property, there is parking for one car and a garage behind with power and lighting supply.
To the rear of the property, the garden is mainly laid to lawn with a mixture of trees and plants.

Services
Mains water, gas, electric and drainage connected.
** The services and 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.

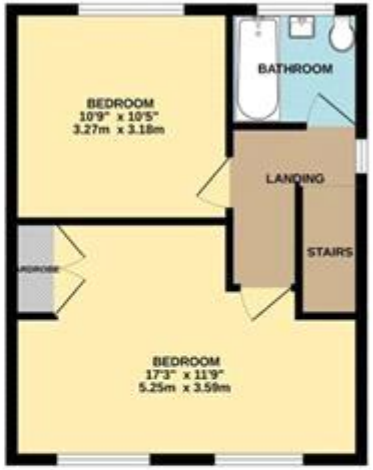
Money Laundering Regulations
To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

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
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 sq.m.) approx.

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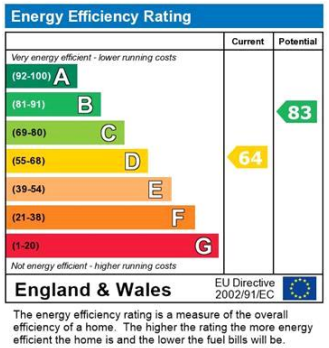

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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