



At first glance

- 2 bedrooms
- Garage and parking
- Highly desirable location
- Large gardens
- Modernised throughout
- Close to local amenities
- Offers invited

In detail

A well-presented two bedroom home with garage, off-road parking, and large rear garden. Situated in the popular village of Newnham-On-Severn.

Comprising; kitchen, living room, garage, two bedrooms and a bathroom. Externally, there is a good sized garden with side access.

Located within 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

Parking options: Driveway, Garage, Off Street

Garden details: Communal Garden, Front Garden, Rear Garden, Terrace

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Kitchen

Fitted units at eye and base level with Oak worktops, freestanding oven with gas hob, space for fridge freezer, space and plumbing for washing machine/dryer, attractive tiled splash backs, gas boiler for central heating and domestic hot water, window to front, radiator, oak flooring.

Living room

Radiator, Oak flooring, patio doors to rear.

FIRST FLOOR:

Landing

Loft access.

Bedroom 1

Large fitted wardrobe, radiator, window to rear.

Bedroom 2

Built-in wardrobe, radiator, window to front.

Bathroom

Tiled walls, P-shaped bath with mixer taps, shower attachment and screen, WC, wash hand basin with back lit mirror over, heated towel rail.

Outside

Corner plot garden with ample off-road parking space, large side garden area, patio area, lawned areas and herbaceous borders. There is ample room for extension (subject to the necessary consents).

Services

All main services connected to the property. The heating system and services where applicable have not been tested.

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.

Water Rates

Severn Trent - Rates to be advised.

Viewings

By prior appointment with Hills

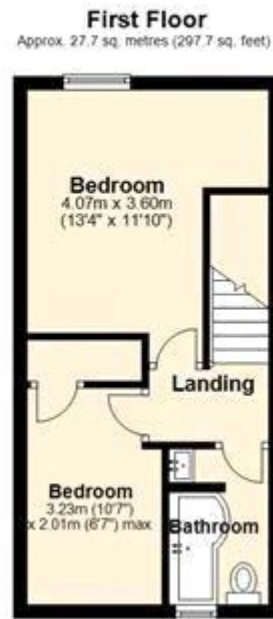


Town and Country

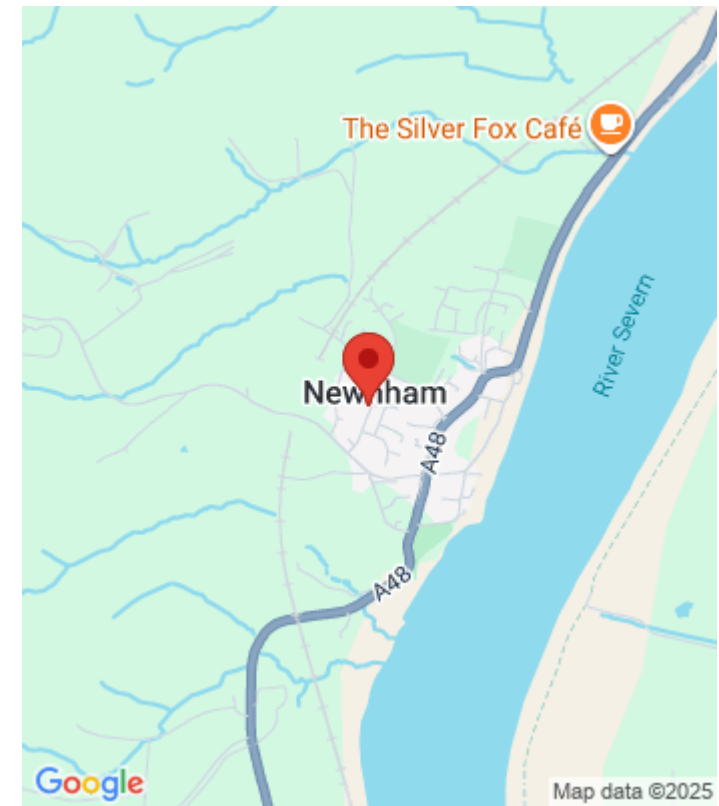


Commercial

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/fitings 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.



Total area: approx. 69.3 sq. metres (745.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.