HILLS
PROPERTY CONSULTANTS

# Arlingham Way, Newnham

**£285,000**

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

# At first glance

- 2 bathrooms and 1 WC
- 2 double bedrooms
- 2 en-suites
- Allocated parking
- Built in appliances
- Village location

# In detail

A beautifully presented and modern two bedroom (Both en-suite) semi-detached property with enclosed rear garden and parking, situated in a well-sought after area on the outskirts of Newnham-on-Severn.

This property is perfect for those looking to buy their first homes, those looking to purchase a buy to let, or those looking to downsize. It also benefits from being within its original 10 year NHBC warranty.

Internally comprising; entrance hall, cloakroom, fitted kitchen which opens out into a large lounge/diner with French doors leading out into the rear garden, two upstairs bedrooms (one with en-suite) and a family bathoom. Externally, there are two allocated parking spaces to front, and to the rear, the garden is enclosed and laid to both patio and lawn, offering a wonderful and low-maintenance space to sit outside and relax during warmer months.

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: C (Forest of Dean District Council )
Tenure: Freehold
Parking options: Driveway
Garden details: Enclosed Garden, Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

*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

**Kitchen**
3.1m x 2.5m 10'1" x 8'2"

**Living room/dining/study**
5.2m x 4.8m 17'1" x 15'7"

## First floor

**Bedroom 1**
4.2m x 3.1m 13'8" x 10'2"

**Bedroom 2**
3.2m x 3.1m 10'5" x 10'2"

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.

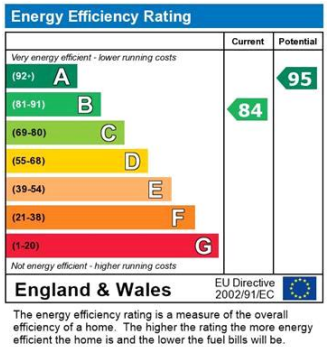
**TOTAL AREA**
81.2 sqm / 874 sqft

Exterior Socket
Light
Tap

FreemanHomes

# The Tennyson

2 BEDROOM
PLOT 28




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.

HILLS
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