



## At first glance

- 2 bedrooms
- 2 en-suites
- Allocated parking
- Close to local amenities
- Fitted Kitchen
- Open plan lounge/diner
- Secure, enclosed garden to rear
- Within NHBC warranty

## In detail

A light and modern two bedroom mid-terraced property which has been tastefully decorated throughout, offering two allocated parking spaces, low maintenance enclosed rear garden with rear access, situated on the popular Severnbank estate (on the outskirts of Newnham-on-Severn) which was developed by the award winning Freeman Homes.

This home is offered with NO onward chain and is still within its NHBC warranty period, and benefits from having Villeroy and Boch sanitary ware and Neff kitchen appliances. Having stylish and chic accommodation set over two floors, the property internally comprises; entrance hall, cloakroom, open plan lounge/diner with opening to fitted kitchen, two bedrooms (both with en-suites). Externally, there is allocated parking for two vehicles to the front of the property and there is rear access through to the garden, which is laid to lawn, patio and gravel and is beautifully maintained.

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: B (Forest of Dean District Council )

Tenure: Freehold

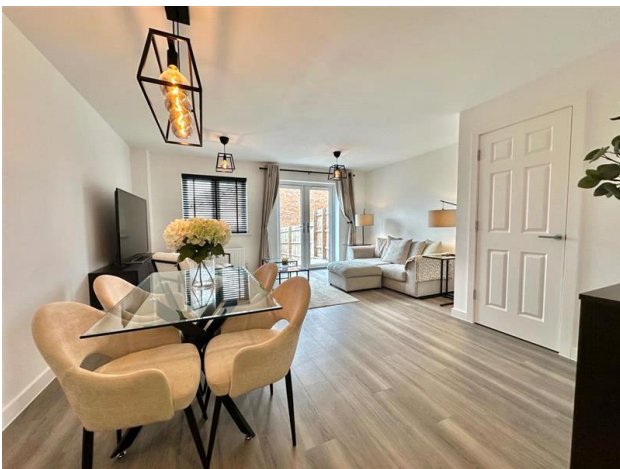
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





### **Entrance hall**

Access to cloakroom and lounge/diner, stairs leading up to first floor.

### **Cloakroom**

WC, wash hand basin, wood effect flooring, radiator, window to front aspect.

### **Lounge/diner**

Wood effect flooring, radiators, storage cupboard, window to rear aspect, French doors providing access to rear garden, opening to kitchen.

### **Kitchen**

Fitted units at eye and base level with worktop space, dual integrated ovens (one being combination oven and microwave), induction hob with extractor fan above, Range Master sink unit with drainer, integrated dishwasher, space and plumbing for washing machine, integrated fridge freezer, window to front aspect, wood effect flooring.

### **FIRST FLOOR:**

#### **Bedroom 1**

Carpeted flooring, radiator, windows to front aspect, built-in wardrobes, access to en-suite.

#### **En-suite**

Bath, shower enclosure, WC, wash hand basin, tiled flooring, tiled splash backs, heated towel rail, underfloor heating.

#### **Bedroom 2**

Carpeted flooring, radiator, window to rear aspect, built-in wardrobe, access to en-suite.

#### **En-suite**

WC, wash hand basin, shower enclosure, tiled flooring, tiled splash backs, heated towel rail, underfloor heating.

### **Please note**

There is dual zone central heating for each floor.

### **Outside**

To the front of the property, there are two side by side allocated parking spaces.

To the rear, the garden is enclosed and laid to patio, lawn and gravel, offering space outside to relax. It is well-maintained and there is rear access via a gate.

### **Services**

Mains water, electric, gas and drainage connected.

\*\* The heating system and services, where applicable, have not been tested. \*\*

### **Viewings**

By prior appointment with Hills.

### **Rates**

Council Tax Band: B

Please refer to [https://www.counciltax.info/council/forest\\_of\\_dean](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 an annual management fee for the upkeep of the Estate.



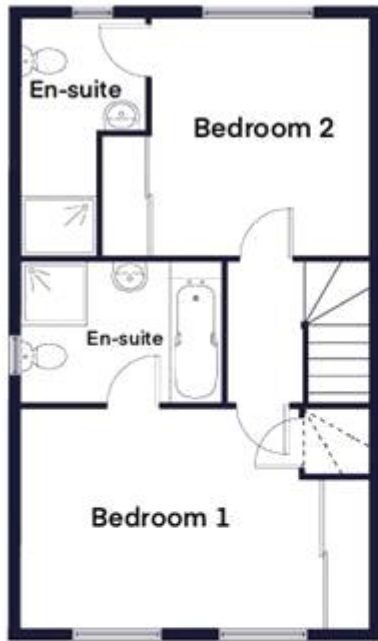


*Town and Country*



*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.



Ground floor

**Kitchen**

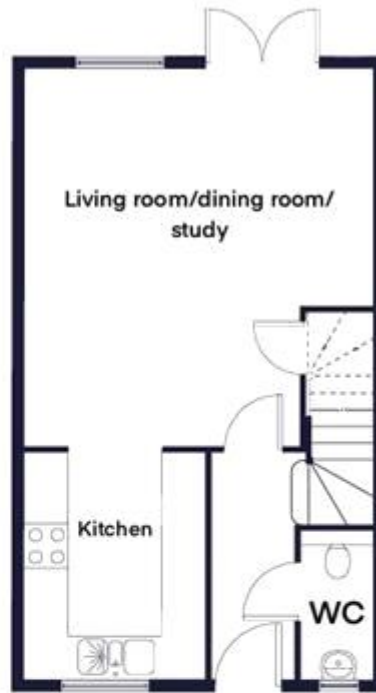
3.1m x 2.5m 10'1" x 8'2"

**Living room/dining/study**

5.2m x 4.8m 17'1" x 15'7"

**Total living space**

81.2 sqm / 874 sqft



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"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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.