



At first glance

- 4 Bedrooms - 1 En-suite
- Close to local amenities
- Garage
- Highly desirable location
- Off-road parking
- Secure, enclosed garden to rear
- Village location
- Within NHBC warranty

In detail

A light and modern four bedroom semi-detached three storey property offering off-road parking with EV charging point, garage with power and lighting supply and enclosed garden to rear, situated in a desirable location on the outskirts of Newnham-on-Severn.

This property offers fantastic and beautifully presented living accommodation which is still within its NHBC warranty period. Internally comprising; entrance hall, WC, open plan kitchen/diner/lounge, four bedrooms (one with en-suite) and a family bathroom. Externally, there is a driveway to side, garage and enclosed garden to rear.

The village of Newnham is a perfect rural area located in the Royal Forest of Dean, west Gloucestershire. The River Severn lies on the edge of Newnham and is an idyllic location, to the views from the flat and to the walks alongside the river are all a bonus towards the property. Newnham has a village shop, coffee shop, church, Severn way walks, pubs, nail shop, dog grooming parlour and hairdresser.

A wider range of facilities are 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: D (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to WC and open plan kitchen/diner/lounge, stairs leading up to first floor.

WC

WC, wash hand basin, window to front aspect.

Kitchen/diner/family area

Wood effect flooring, windows to front and rear aspects, French doors leading out to rear garden, space for sofas and dining table and chairs, fitted units at eye and base level with worktop space, integrated oven and grill, electric hob with extractor fan above, sink unit with drainer, integrated fridge freezer, tiled splash backs.

FIRST FLOOR:

Landing

Storage cupboard, stairs leading up to second floor, access through to three bedrooms and bathroom.

Bedroom 2

Carpeted flooring, window to rear aspect, radiator, built-in wardrobes.

Bedroom 4

Carpeted flooring, radiator, window to rear aspect.

Bedroom 3

Carpeted flooring, window to rear aspect, radiator, built-in wardrobes.

Bathroom

Bath with shower attachment, wash hand basin, WC, window to front aspect, fully tiled.

SECOND FLOOR:

Bedroom 1

Carpeted flooring, radiator, built-in wardrobes, velux window, access to en-suite.

En-suite

Shower enclosure, WC, wash hand basin, heated towel rail, window to rear aspect, fully tiled.

Outside

To the side of the property, there is parking for two vehicles with a garage behind. There is an EV charging point and side access into the rear garden. The rear garden is laid to both patio and lawn and offers a low-maintenance space outside.

Viewings

By prior appointment with Hills.

Services

Mains water, electric, gas and drainage connected.

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

Rates

Council Tax Band: D

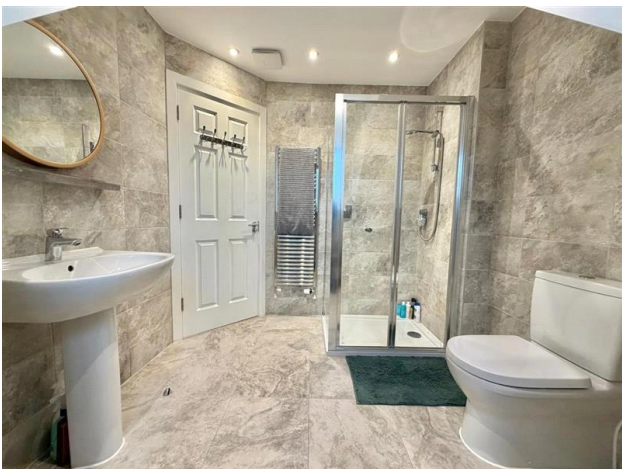
Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

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/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.

The Rowling

4 BEDROOM SEMI-DETACHED

- Semi-detached four-bedroom property
- Spacious kitchen with NEFF appliances
- Open plan kitchen, dining and living area with French doors to patio
- Large, top-floor master suite
- Fitted wardrobes with sliding doors to bedrooms 1, 2 & 3
- Family bathroom with separate shower
- En suite to bedroom 1
- South-facing garden
- Single garage with personnel door and private parking
- Countryside views



Ground floor

Kitchen/dining area
5m x 2.9m 16'4" x 9'5"

Living room
5.1m x 3m 16'7" x 9'8"

Total living space
113.1 sqm / 1217sqft

First floor

Bedroom 2
2.9m x 3.3m 9'5" x 10'8"

Bedroom 3
3.2m x 2.9m 10'5" x 9'5"

Bedroom 4
2m x 2.2m 6'6" x 7'2"

Second floor

Bedroom 1
6.2m x 2.5m 20'3" x 8'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(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.