



At first glance

- 2 allocated parking spaces
- 3 bedrooms and 1 en-suite
- Close to travel networks
- Enclosed garden to rear
- Highly desirable location
- Light and modern accommodation
- Open plan layout
- Within walking distance to Newnham-on-Severn

In detail

A light and modern three bedroom detached property offering allocated parking and enclosed garden to rear, situated in a well-sought after area on the outskirts of Newnham-on-Severn.

This property is perfect for those looking for a turn-key home which is close to local amenities and further travel networks. Offering comfortable and contemporary accommodation set over two floors, internally this property comprises; entrance hall, cloakroom, open-plan kitchen/diner/family area, three bedrooms (one with en-suite) and bathroom.

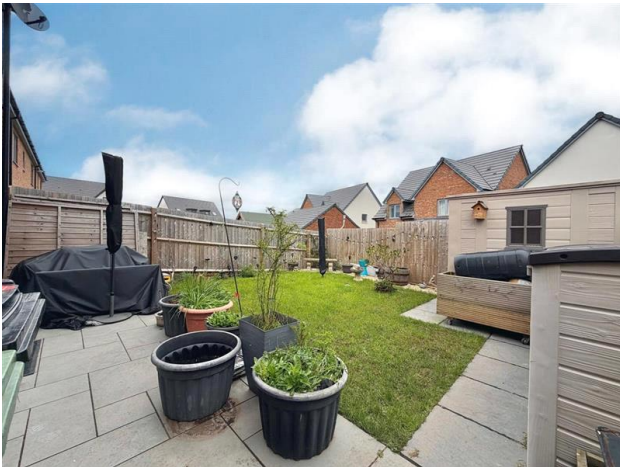
Externally, there are two allocated parking spaces to front, and to rear the garden is laid to both patio and lawn, offering low-maintenance space outside for relaxing and entertaining.

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: D
Tenure: Freehold
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains





Entrance hall

Access through to cloakroom and open plan kitchen/diner/family area.

Cloakroom

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

Kitchen/diner/family area

Open plan layout. Wood-effect flooring, stairs leading up to first floor.

Kitchen area:

Fitted units at eye and base level with worktop space, integrated dual ovens, electric hob with extractor hood above, space and plumbing for washing machine/dryer, space for freestanding fridge freezer, sink unit with drainer, integrated dishwasher, freestanding breakfast bar, window to front aspect.

Family area:

Space for dining table and chairs, sliding doors out to rear garden, storage cupboard.

FIRST FLOOR:

Landing

Access through to all bedrooms and bathroom, storage cupboard.

Bedroom 1

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

En-suite

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

Bedroom 2

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

Bedroom 3

Carpeted flooring, radiator, window to rear aspect.

Bathroom

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

Outside

To the front of the property, there are two allocated parking spaces. There is side access around to the rear of the property, where the garden is laid to patio and lawn, and offers a well-maintained and relaxing place to sit during warmer months.

Services

Mains gas, electric, water and drainage connected - underfloor heating throughout the ground floor.

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

Viewings

By prior appointment with Hills.

Please note

The current annual cost of the management fee is circa £292 (2025)





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/dining area
5.6m x 4.9m 18'4" x 16'1"

Living area
5.9m x 3.4m 19'4" x 11'2"

Total living space
102.8 sqm / 1107 sqft



First floor

Bedroom 1
3.8m x 3.5m 12'5" x 11'5"

Bedroom 2
3.6m x 2.8m 11'8" x 9'2"

Bedroom 3
3m x 2.4m 9'8" x 7'9"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	94
(81-91)	B	84
(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.