



## At first glance

- 3 Bedrooms
- Close to local amenities
- Enclosed garden to rear
- Highly desirable location
- Off-road parking
- Tastefully decorated

## In detail

A well-presented and tastefully decorated three bedroom semi-detached property offering off-road parking and enclosed garden to rear, situated in a well-sought after area within walking distance to Newnham-on-Severn's local amenities.

This property offers comfortable and stylish accommodation set over two floors. Internally, it comprises; porch, study, cloakroom, entrance hall, lounge, kitchen/diner, conservatory, three bedrooms and bathroom. Externally, there is a driveway to front providing parking with additional parking if desired on gravel area to the side. The rear garden is enclosed and laid to patio, lawn and gravel, and offers wonderful seating areas and garden sheds for storage.

Located in historic village of Newnham, which sits on the banks of the River Sever 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 Sever 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

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





### **Porch**

Access through to study and entrance hall.

### **Study**

Tiled flooring, window to front aspect, access through to cloakroom and kitchen/diner, door to outside.

### **Cloakroom**

WC, wash hand basin, tiled flooring, tiled splash backs, window to rear aspect.

### **Entrance hall**

Storage cupboard, stairs leading up to first floor, access through to lounge and kitchen/diner.

### **Kitchen/diner**

Tiled flooring, fitted units at eye and base level with worktop space, space and plumbing for washing machine and dishwasher, space for cooker and freestanding fridge freezer, sink unit with drainer, tiled splash backs, access through to lounge and conservatory, storage cupboard.

### **Conservatory**

Tiled flooring, French doors to rear garden, windows to side and rear aspects.

### **Lounge**

Carpeted flooring, feature fireplace with space for electric fire, window to front aspect, radiator.

### **FIRST FLOOR:**

#### **Landing**

Access to all three bedrooms and bathroom.

#### **Bedroom 1**

Carpeted flooring, radiator, window to rear aspect.

#### **Bedroom 2**

Carpeted flooring, radiator, window to front aspect.

#### **Bedroom 3**

Carpeted flooring, radiator, window to front aspect.

#### **Bathroom**

Corner shower enclosure, WC, wash hand basin with vanity unit underneath, tiled flooring, tiled walls, heated towel rail, window to rear aspect.

#### **Outside**

To the front of the property, there is a driveway providing parking and gravel area (which could be utilised as additional parking if desired). The rear garden is enclosed and laid to patio, lawn and gravel, offering plenty of space to sit outside and relax or entertain guests during warmer months. There is a variety of plants, bushes, shrubs and flowers, and also two garden sheds providing outdoor storage.

#### **Rates**

Council Tax Band: C

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.





*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  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(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.