



## *At first glance*

- 2 allocated parking spaces
- 3 bedrooms and 1 en-suite
- Close to local amenities
- Enclosed garden to rear
- Highly desirable location
- Light and modern accommodation
- Open plan layout
- Within NHBC warranty

## *In detail*

A light and modern three bedroom end-of-terrace property with allocated parking, enclosed garden to rear and NHBC warranty left, situated in a well-sought after location on the edge of Newnham-on-Severn.

This property is perfect for those looking to be within walking distance from Newnham-on-Severn and its amenities and offers turn-key and modern accommodation.

Internally, it comprises; entrance hall, cloakroom, open-plan kitchen/lounge/diner, three bedrooms (one with en-suite) and bathroom.

Externally, there is allocated parking and an enclosed garden to rear.

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 (Forest of Dean District Council )

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





### **Entrance hall**

Access through to cloakroom and open plan lounge/kitchen/diner.

### **Cloakroom**

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

### **Kitchen/diner/family area**

Open plan layout.

Kitchen area:

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

Lounge/diner area:

Carpeted flooring, window to side aspect, bi-fold doors to rear aspect providing access to rear garden, stairs leading up to first floor.

### **FIRST FLOOR:**

#### **Landing**

Carpeted flooring, access to all three bedrooms and bathroom.

#### **Bedroom 1**

Carpeted flooring, windows to side and front aspects, built-in wardrobes, access through to en-suite.

#### **En-suite**

WC, wash hand basin, shower enclosure, tiled flooring, tiled splash backs, window to front aspect.

#### **Bedroom 2**

Carpeted flooring, windows to side and rear aspects, built-in wardrobes.

#### **Bedroom 3**

Carpeted flooring, window to rear aspect.

#### **Bathroom**

WC, wash hand basin, bath with shower attachment, tiled flooring, tiled splash backs, window to side aspect.

#### **Outside**

There are two allocated parking spaces for this property to the front.

The garden is to the rear of the property and is well-maintained and laid to both lawn and patio, offering fantastic entertaining space.

#### **Services**

Mains water, electric, gas and drainage connected.

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

#### **Water Rates**

Severn Trent - to be advised.

#### **Viewings**

By prior appointment with Hills.

#### **Rates**

Council Tax Band: D

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.

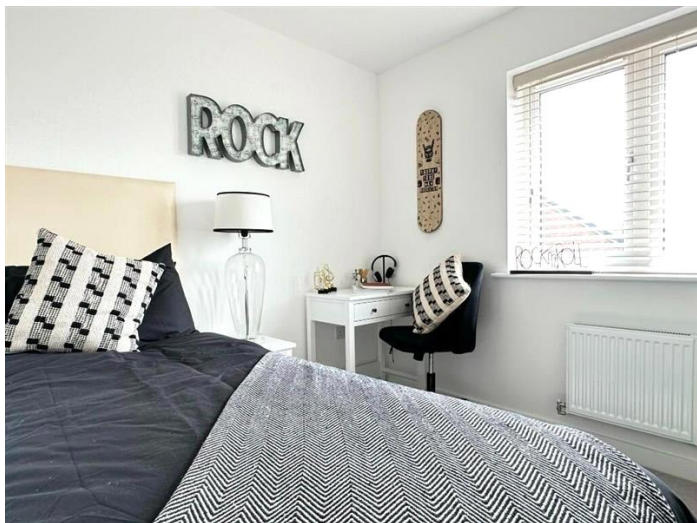
#### **Money Laundering Regulations**

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 maintenance of the development.



*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/dining area**

5.6m x 4.9m 18'4" x 16'1"

**Living area**

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



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"

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.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         | 94                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (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 |         |                         |
| 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.