



21 Harrison Close
Newnham GL14 1DW



STEVE GOOCH
ESTATE AGENTS | EST 1985

£215,000

We are Delighted to Offer For Sale this Spacious, Well Presented Two Double Bedroom End Terrace House with a Twist, Located in a Quiet Cul-de-Sac in the Historic Riverside Village of Newnham-on-Severn. The Two Double Bedrooms and Shower Room are Situated on the Ground Floor, Staying Cool in the Warm Summer Months while the Lounge and Kitchen/Diner are on the First Floor Making the Most of the Natural Light. The Property also Benefits from Off-Road Parking for Two Vehicles and an Enclosed South-Facing Garden.

This superb property is ideal for first time buyers and enjoys good commuter links via the A48 to Bristol, Chepstow and Gloucester.

Newnham on Severn is a village located in the Forest of Dean district of Gloucestershire and is known for its scenic riverside location and its rich history. The village offers beautiful views of the River Severn, and its proximity to the waterway provides opportunities for activities such as boating, fishing, and enjoying the tranquil riverside atmosphere.

The village has a long history dating back to medieval times, and it still retains much of its traditional character. The 13th-century church of St. Peter is a notable landmark in Newnham on Severn, showcasing architectural features from different periods.

Newnham on Severn provides a range of amenities and services for its residents. These include local shops, pubs, a primary school, a village hall, and a post office. The village hosts various events throughout the year, including festivals, fairs, and community gatherings.

The surrounding countryside offers opportunities for outdoor exploration and leisure activities. The nearby Forest of Dean and Wye Valley are easily accessible and provide walking trails, cycling routes, and opportunities to immerse oneself in nature.





Side aspect upvc door with store cupboard to the side leads into;

ENTRANCE HALL

Airing cupboard housing the gas-fired boiler and hot water immersion tank, radiator, laminate wood flooring, stairs leading to the first floor with storage space beneath. Doors lead off to the two bedrooms and shower room.

BEDROOM ONE

12'9" x 8'8" (3.89m x 2.64m)

Walk-in wardrobe with radiator and rear aspect window. Radiator, laminate wood flooring, rear aspect window, door leads out to the rear garden.

BEDROOM TWO

14'7" max x 9'8" (4.45m max x 2.95m)

A double sized room with fitted desk and wardrobes, radiator, laminate wood flooring, front aspect window.

SHOWER ROOM

Modern suite comprising large walk-in electric shower with wet board surround, low level w.c., pedestal handbasin. Heated ladder towel rail. Obscured side aspect window.

KITCHEN/DINER

16'10" x 14'7" (5.13m x 4.27m/2.13m)

Comprising a range of wall and base mounted units with laminate worktops and one and a half bowl sink unit. Integral double electric oven and electric hob. Space and plumbing for washing machine, dishwasher and fridge/freezer. Radiator,



storage cupboard, loft hatch to insulated loft space, two front aspect windows. Door leads into;

LOUNGE

14'7" x 13'0" (4.45m x 3.96m)

Air conditioning unit (in need of re-gassing), radiator, tv point, laminate wood flooring, two rear aspect windows overlooking the garden

OUTSIDE

To the front of the property there is block paved parking for one vehicle. There is a further allocated parking space in the communal car park at the end of the cul-de-sac. The low maintenance front garden is laid to gravel with attractive shrub borders.

To the side of the property is a bin store, a gate leads to the side entrance with canopy and store cupboard. The south-facing rear garden comprises a lower block paved area with flower borders, steps lead to an upper lawned area enclosed by a fencing surround.

SERVICES

Mains Water, Drainage, Electricity & Gas. Fibre Broadband Available.

WATER RATES

Severn Trent Water Authority. Rate TBC.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.



TENURE

Freehold

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Gloucester proceed towards Newnham-on-Severn on the A48 passing through the villages of Minsterworth and Westbury-on-Severn. Once reaching Newnham, proceed up the high street turning right into Dean Road and then take the second turning right into Orchard Rise. Take the first turning left into Allsopp Close and then the next right into Harrison Close where the property can be found towards the end on the right hand side.

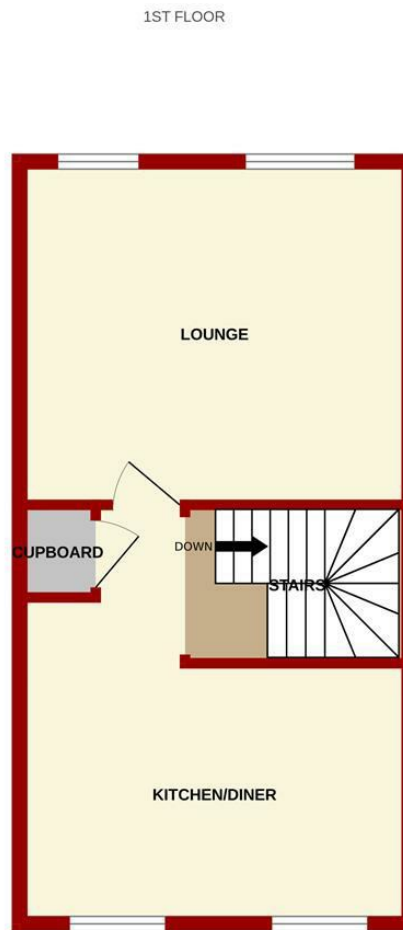
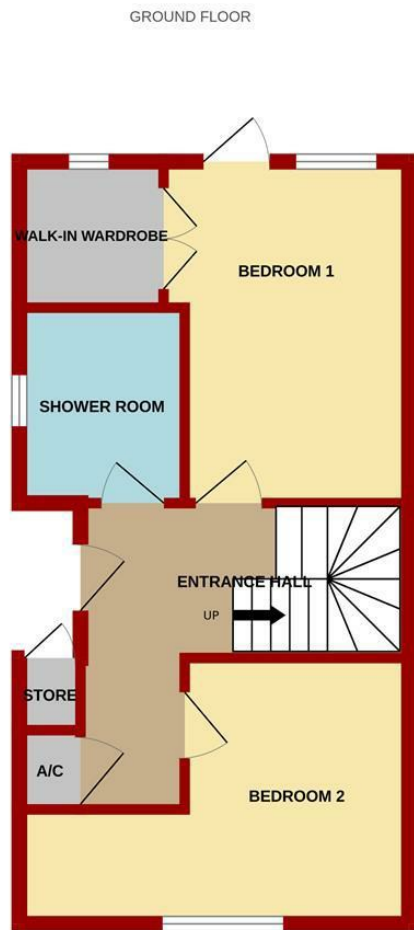
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

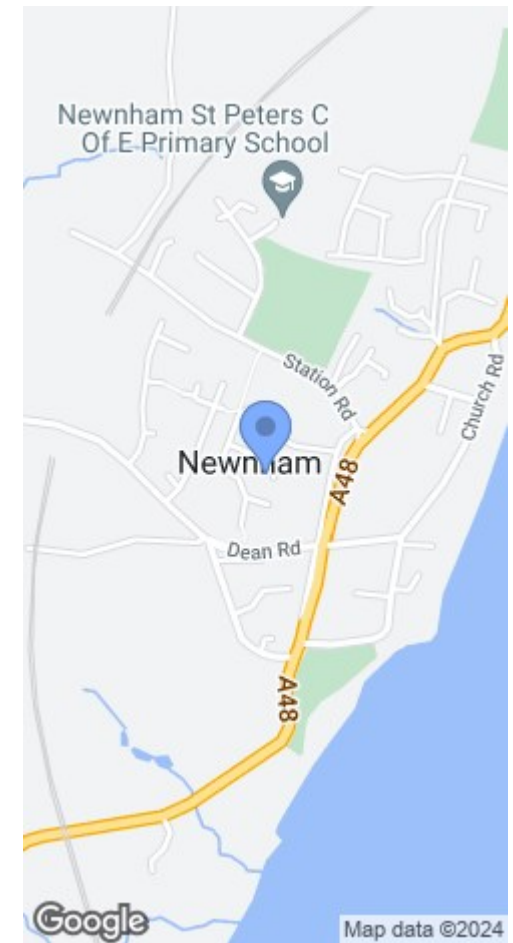
MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions						
(92 plus) A	(82 plus) A			(81-91)			
(81-91) B	(69-80) B			(69-80)			
(69-80) C	(55-68) D			(55-68)			
(55-68) D	(39-54) E			(39-54)			
(39-54) E	(21-38) F			(21-38)			
(21-38) F	(1-20) G			(1-20) G			
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions						
EU Directive 2002/91/EC	EU Directive 2002/91/EC	85	70	England & Wales	England & Wales		

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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