



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85-92 A		Very environmentally friendly - lower CO ₂ emissions 82-91 A	
81-84 B		81-81 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

4 Severn View Parade, Newtown,
GL13 9ND

Asking Price
£215,000



WELL PRESENTED THREE BEDROOM COTTAGE STYLE HOUSE
ENTRANCE PORCH, SPACIOUS LIVING/DINING ROOM, KITCHEN, DOUBLE AND SINGLE
FIRST FLOOR BEDROOMS, THIRD ATTIC BEDROOM, LARGE FAMILY BATHROOM WITH
SHOWER CUBICLE, COURTYARD GARDEN, GAS CENTRAL HEATING, DOUBLE GLAZING,
MUST BE SEEN. ENERGY RATING: D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



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SITUATION

This cottage style house is located in Severn View Parade, just off Oldminster Road in Sharpness and close to the village centre, which has a primary school, church and mini market/post office. The adjoining town of Berkeley has a wider range of shopping facilities, library and doctors surgery. Sharpness is well located for access to the A38, bringing the larger centres of Gloucester, Bristol and Cheltenham within daily commuting distance.

DIRECTIONS

If travelling south on the A38, passing The Prince of Wales Hotel, proceed for approximately 1km taking the turning right signposted Berkeley on the B4066, continue for approximately 1km to the roundabout taking the second exit, continue on the by-pass road to the next roundabout, proceeding straight across and continue for approximately 1km, turn right signposted Newtown and Sharpness. Proceed under the railway bridge, then straight across at the next mini-roundabout and as the road bears round to the right, bear left onto Oldminster Road taking the first turning right into Severn View Parade and the property can be found on the right hand side.

DESCRIPTION

This three bedroom house was constructed approximately 150 years ago and has been updated and includes entrance porch leading to living room and opening to dining room, which gives access to the fitted kitchen. On the first floor, there is a spacious double bedroom along with third bedroom and large bathroom, which has both shower cubicle and bath. On the second floor there is a further attic bedroom. The property benefits from gas fired radiator central heating and sealed unit double glazing. Externally, to the rear there is a courtyard garden and the property must be seen to be fully appreciated.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to

the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE PORCH

Having a double glazed front door and tiled flooring.

LOUNGE/DINING ROOM 6.6m x 3.98m (21'7" x 13'0")

Having double glazed windows to front and rear, wood flooring, under stairs storage cupboard, brick fireplace and two radiators.

KITCHEN 3.77m x 2.29m narrowing to 1.66m (12'4" x 7'6" narrowing to 5'5")

Having a range of wall and base units with laminated worksurfaces over, stainless steel single drainer sink unit, integrated electric hob with cooker hood over, built in oven, double glazed door and window to side, wall mounted gas boiler (replaced in 2019) supplying radiator central heating and domestic hot water.

ON THE FIRST FLOOR

LANDING

Having a built in cupboard.

BEDROOM ONE 4.06m narrowing to 2.93m x 3.29m (13'3" narrowing to 9'7" x 10'9")

Having double glazed window to front and radiator.

BEDROOM THREE 3.37m x 2.32m (11'0" x 7'7")

Having double glazed window and radiator.

BATHROOM

This large bathroom has bath, shower cubicle with mixer shower, WC, wash hand basin, radiator and double glazed window.

ON THE SECOND FLOOR

ATTIC BEDROOM TWO 4.39m x 3.54m narrowing to 2.23m (14'4" x 11'7" narrowing to 7'3")

Having large under eaves storage cupboards, dormer double glazed window and radiator.

EXTERNALLY

There is a shared right of way running to the small courtyard style garden.

AGENTS NOTES

Tenure: Freehold

Mains electricity, gas, water and drainage are understood to be connected.

Gas fired radiator central heating. We understand the

boiler was replaced in 2019.

Council Tax Band: 'A' (£1,507.81 payable)

Pedestrian right of way to adjoining property.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

