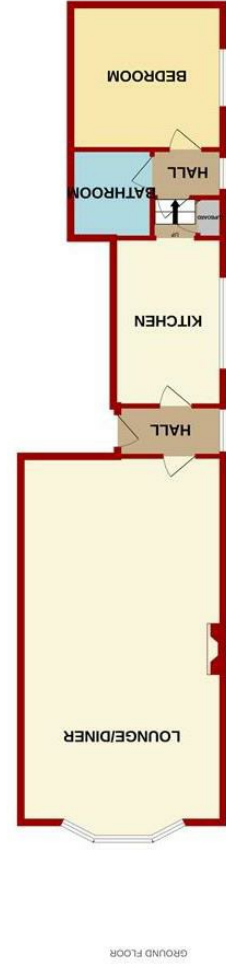
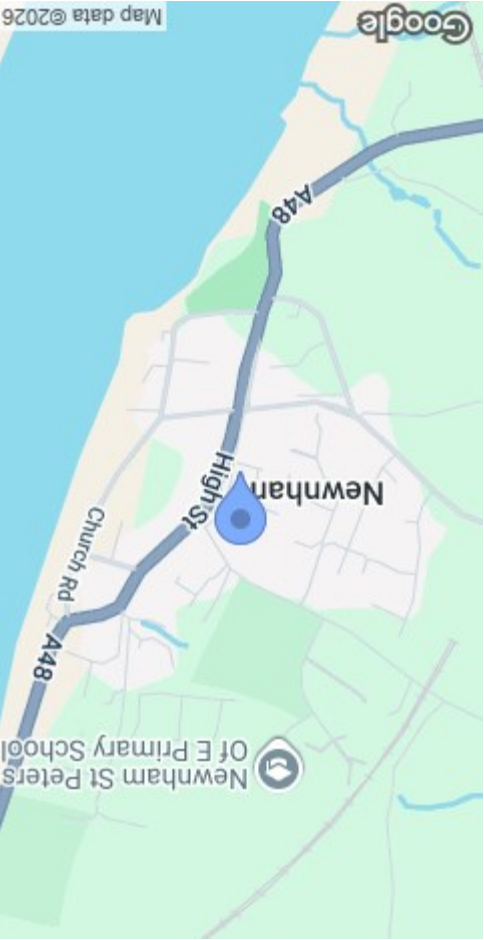




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Whilst every attempt has been made to ensure the accuracy of the booklet contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. The data in this booklet is provided for general information only and is not to be regarded as a guarantee of any kind. The services, systems and appliances shown have not been tested and no guarantee is given. Made with recycled paper.

Energy Efficiency Rating	Environment Impact (CO ₂) Rating																								
<table border="1"> <tr><td>Very Good (A)</td><td>103-120 kWh/m²</td></tr> <tr><td>Good (B)</td><td>81-102 kWh/m²</td></tr> <tr><td>Standard (C)</td><td>61-80 kWh/m²</td></tr> <tr><td>Below Standard (D)</td><td>41-60 kWh/m²</td></tr> <tr><td>Poor (E)</td><td>21-40 kWh/m²</td></tr> <tr><td>Very Poor (F)</td><td>1-20 kWh/m²</td></tr> </table>	Very Good (A)	103-120 kWh/m ²	Good (B)	81-102 kWh/m ²	Standard (C)	61-80 kWh/m ²	Below Standard (D)	41-60 kWh/m ²	Poor (E)	21-40 kWh/m ²	Very Poor (F)	1-20 kWh/m ²	<table border="1"> <tr><td>Very Low (A)</td><td>103-120 g/m²</td></tr> <tr><td>Low (B)</td><td>81-102 g/m²</td></tr> <tr><td>Standard (C)</td><td>61-80 g/m²</td></tr> <tr><td>Below Standard (D)</td><td>41-60 g/m²</td></tr> <tr><td>Poor (E)</td><td>21-40 g/m²</td></tr> <tr><td>Very Poor (F)</td><td>1-20 g/m²</td></tr> </table>	Very Low (A)	103-120 g/m ²	Low (B)	81-102 g/m ²	Standard (C)	61-80 g/m ²	Below Standard (D)	41-60 g/m ²	Poor (E)	21-40 g/m ²	Very Poor (F)	1-20 g/m ²
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Flat 2, The Manor House High Street
 Newnham GL14 1BY

Price £160,000

A VERY LARGE (CIRCA 828 SQ.FT.) ONE DOUBLE BEDROOM GROUND FLOOR FLAT with an IMPRESSIVE BAY FRONTED DRAWING ROOM measuring 30' x 15' and the benefit of ALLOCATED PARKING.

Having been tenanted for some years, the flat is understandably dated but offers the CHANCE TO UPDATE AND ENHANCE to individual styles and standards in the fullness of time.

Having been selected as one of the Times 'coolest places to live' Newnham on Severn is A WELL CONNECTED AND THRIVING VILLAGE with a STRONG COMMUNITY AND GOOD FACILITIES.

The Manor House itself is an ESTABLISHED AND WELL-ORGANIZED APARTMENT BLOCK, with a REGULAR PROGRAM OF MAINTENANCE.

Steeped in history, with both Roman and Norman settlements, the majority of the architecture dates from 1780 to 1820 when Newnham was a successful trading hub and port along the Severn.

The well-stocked local shop is open every day 7.00 -7.00 and runs post office and banking facilities with the added bonus of a café above. Many other amenities include a refined B&B 'The Severnside Press', a collection of independent retailers, a pharmacy, George Community Café, The Club, Railway Inn with Indian restaurant and takeaway, The Black Pig – with pizzas Friday – Sunday and 'the Post' - which wouldn't feel out of place in the most sophisticated parts of Bristol – offering high quality seasonal food and excellent wines.

The excellent Severn and Wye Restaurant and Deli is a 10 minute drive as are the larger supermarkets in Cinderford and Lydney. Gloucester and Chepstow are a very pleasant 20 minute drive up and down the River Severn and the popular market towns of Ross-on-Wye and Monmouth are within 30 minutes.

On the doorstep of The Forest of Dean best known for its ancient woodland, rich history, and various outdoor activities, including hiking, cycling, and wildlife spotting.



THE MANOR HOUSE

The property is accessed from the High Street through a front door with a telephone entry system and a canopy porch above.

The door opens into an entrance hall featuring characterful tiled flooring, which leads into a grand hallway. This space boasts a striking feature fireplace and provides access to the staircase ascending to the first and second floors, as well as the cellar storage area.

A timber construction personal door from the communal area leads into the:

ENTRANCE HALL

8'04 x 4'00 (2.54m x 1.22m)

Telephone entry system, single radiator, ceiling light, side aspect obscure sash window, doors into:

LOUNGE/DINING ROOM

30'01 x 15'11 (9.17m x 4.85m)

12ft ceiling height, chandelier fitting, coving, picture rails, dado rails, feature fireplace with cast surround, marble hearth, living flame gas fire inset, three double radiators, power points, tv point, telephone point, wall light points, consumer unit, three large single glazed sash windows with views along Newnham High Street and towards the river.

KITCHEN

13'02 x 8'06 (4.01m x 2.59m)

One and a half bowl single drainer sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surround, power points, four-ring gas hob, electric oven beneath, filter hood above, space for dishwasher, automatic washing machine, central heating thermostat controls, high ceilings, dado rail, single radiator, tiled flooring, ceiling light, large side aspect partially obscure glazed sash window, three steps lead up to:

INNER HALLWAY

Door giving access to the boiler cupboard housing the gas fired central heating and domestic hot water boiler, access to roof space, side aspect obscure double glazed sash window, doors giving access into:

BEDROOM

12'01 x 11'05 (3.68m x 3.48m)

Ceiling light, ceiling rose, coving, power points, single radiator, side aspect partially obscure glazed sash window.

BATHROOM

7'00 x 6'05 (2.13m x 1.96m)

White suite with modern side panel bath, tiled surrounds, shower mixer tap fitted over, close coupled w.c, pedestal wash hand basin, tiled splashback, ceiling light, extractor fan, shaver light and point, single radiator.

PARKING

A block paved driveway to the left of the property leads to the residents allocated parking to the rear. Two spaces are allocated to the property.

DIRECTIONS

From Gloucester, continue out of the town on the A48, proceeding through the villages of Newnham on Severn. Upon reaching the clocktower at the village centre, turn right onto the High Street running parallel to the main road where the property can be found as per our For Sale Board on the right hand side.

AGENTS NOTE

Current service fee (paid to the leasehold company) for Flat 2 is £124 per month The Manor is a Grade II Listed Building No ground rent payable.

TENURE

Commonhold- Leasehold with share of Freehold. 999 year lease from 01.03.1991.

Each flat owner owns 1 standard share of the company (6 shares in total). Freeholder: The Manor House (Newnham) Limited. Incorporated Dec 1993

SERVICES

Mains water, drainage, electricity, gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent Water

LOCAL AUTHORITY

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

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors 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)