

2 Church Road
Newnham GL14 1AP

STEVE GOOCH
ESTATE AGENTS | EST 1985

£300,000

Steve Gooch Estate Agents are delighted to offer for sale this CHARMING TWO/THREE BEDROOM, FOUR STOREY TERRACED TOWNHOUSE, full of CHARACTER AND PERIOD FEATURES including exposed fireplaces, original floorboards, exposed stonework, timber lintels and a feature brick archway. Enjoying LOVELY VIEWS OVER THE SURROUNDING COUNTRYSIDE, RIVER SEVERN AND VILLAGE CHURCH, the property also benefits from ENCLOSED GARDENS and is OFFERED WITH NO ONWARD CHAIN.

The accommodation is arranged over four floors and comprises a lounge/dining room, kitchen and cellar, with a bedroom and bathroom on the first floor, and a further bedroom and versatile occasional space on the second floor. Additional benefits include gas-fired central heating and double glazing.

Newnham on Severn is a popular 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 enjoying the tranquil riverside atmosphere. It attracts artists and nature lovers alike.

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.















Property is accessed via stone steps leading to a wood grain effect uPVC obscure glazed panel front door with metal canopy style porch over.

LOUNGE / DINER
11'11 x 18'7 (3.63m x 5.66m)
Two ceiling lights, wall light points, feature fireplace with wooden surround tiled hearth and gas fire inset, alcoves with built in storage, cupboard housing the electric consumer unit, range of built in shelving and storage, vertical radiator, laminate flooring, feature arch over front aspect window overlooking churchyard, river and countryside.

Timber glazed panel double doors give access to:

INNER HALLWAY
3'3 x 2'10 (0.99m x 0.86m)
Laminate flooring, stone steps and doorway leading down to the cellar, with a further stone step leading up to:

KITCHEN
12'4 x 11'8 (3.76m x 3.56m)
Feature brick archway, exposed stone work, exposed lintels, single bowl stainless steel sink unit with taps over, granite worktops with integrated drainer, matching upstands and splashback, NEFF four ring electric hob, NEFF oven, range of base and wall mounted units, space for washing machine, space for half sized dishwasher, vertical radiator, powerpoints, tiled flooring, Velux style roof light, rear aspect uPVC double glazed window, rear aspect uPVC double glazed door opening out onto the garden.

CELLAR
12'1 x 13'6 (3.68m x 4.11m)
Accessed from the inner hallway via stone steps with a stone archway over, leading down to the cellar, brick arched ceiling, providing a very useful additional space.

From the lounge, stairs lead to the first floor.

LANDING
5'5 x 10'9 (1.65m x 3.28m)
Ceiling light, partially exposed floorboards, wooden panelled doors leading to bedroom and bathroom, rear aspect uPVC double glazed window overlooking the rear garden.

BEDROOM ONE
10'6 x 10'11 (3.20m x 3.33m)
Ceiling light, coving, alcove storage space, powerpoints, single radiator, front aspect double glazed window overlooking the churchyard, river and countryside.

FAMILY BATHROOM
6'2 x 10'9 (1.88m x 3.28m)
Ceiling light, white suite comprising of modern P shaped bath with mixer tap and shower fitting over, vanity wash hand basin with monoblock tap over and wall mounted cupboard beneath, close coupled WC, three wall mounted storage cupboards, heated towel radiator, conventional radiator, fully tiled, rear aspect obscure double glazed window.

From the landing stairs lead to the second floor.

LANDING
5'5 x 10'9 (1.65m x 3.28m)
Exposed floorboards, rear aspect uPVC double glazed window overlooking the rear garden and far reaching views over Newnham, Mayhill, River Severn and Westbury church.

BEDROOM TWO
12'5 x 10'11 (3.78m x 3.33m)
Ceiling light, powerpoints, single radiator, chimney breast and alcove, access to roof space, front aspect double glazed window with secondary glazed window fitted and far reaching views over Newnham, Mayhill, River Severn and Westbury church.

Door and partition wall gives access to:

NURSERY / STUDY
6'4 x 10'9 (1.93m x 3.28m)
Two ceiling spot lights, wall light point, exposed timber floor boards, double radiator, rear aspect window with far reaching views.

OUTSIDE
A mixture of gravelled and decked areas, a lawned garden area and an outdoor kitchen area of timber construction, outside power and lighting, enclosed via a mixture of walling and fencing surround.

To the front there is a paved courtyard area and bin storage.

SERVICES
Mains water, gas, electricity and drainage.

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 - TBC.

LOCAL AUTHORITY
Forest of Dean District Council

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)

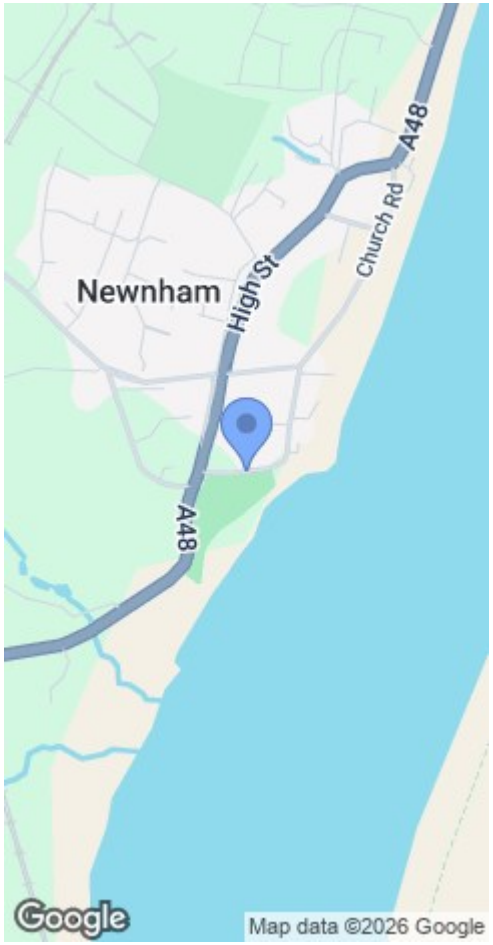
TENURE
Freehold.

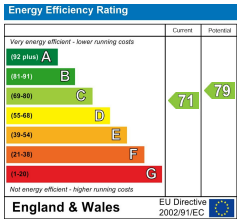
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

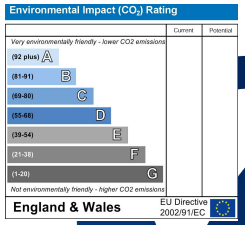
DIRECTIONS
From Gloucester proceed along the A48 through the village of Minsterworth, continue along until reaching the village of Newnham on Severn, proceed to the top of the hill turning left just before the church into Church Road, where the property can be found immediately on your left hand side as marked by our for sale board.

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









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.