



2 Birchamp House
Newnham GL14 1BH



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £120,000

Steve Gooch Estate Agents are delighted to offer for sale this 17TH CENTURY SEMI-DETACHED PERIOD PROPERTY, REQUIRING COMPLETE RENOVATION, situated in a POPULAR VILLAGE LOCATION with UNINTERRUPTED RIVERSIDE VIEWS, REAR GARDEN and NO ONWARD CHAIN. An ideal opportunity for CASH BUYERS.

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.





The property is accessed via a wooden panelled door into:

ENTRANCE HALL

Door into:

ROOM ONE

15'1" x 12'10" (4.60m x 3.91m)

Fireplace, ceiling light, picture rail, under stairs storage cupboard, rear aspect glazed panel door, front aspect sash window. Door into:

ROOM TWO

14'10" x 10'11" (4.52m x 3.33m)

Fireplace, ceiling light, picture rail, front aspect sash window.

FROM ROOM ONE, STAIRS LEAD UP TO:

LANDING

Ceiling light, rear aspect window overlooking the River Severn and Cotswold Escarpment beyond.

BEDROOM ONE

15'7" x 8'8" (4.75m x 2.64m)

Fireplace, timber beam, built in wardrobe and cupboard, ceiling light, front aspect sash window.

BEDROOM TWO

12'2" x 8'1" (3.71m x 2.46m)

Built in wardrobe, exposed timber, ceiling light, front aspect sash window.

BEDROOM THREE

12'1" x 10'2" narrowing to 6'7" (3.68m x 3.10m narrowing to 2.01m)

Built in wardrobe, ceiling light, front aspect sash window.

OUTSIDE

From room one, a door leads out to a small rear porch. There is also the remains of a former extension which previously housed the kitchen and bathroom.

Shared access to the right hand side of the property giving access into the rear garden. The rear garden is laid to lawn enclosed by fencing surround which backs directly on to the River Severn with amazing far reaching views.

AGENTS NOTE

The property is unmortgageable in its current state. Cash buyers only.

DIRECTIONS

From Gloucester proceed along the A48, passing through the villages of Minsterworth and Westbury on Severn. Continue along to the village of Newnham on Severn, take the first left onto to Beeches Road where the property can be found on the left hand side.

SERVICES

Mains gas, electric, water 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.

LOCAL AUTHORITY

Council Tax Band: Unclassified (formerly A)
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.

PROPERTY SURVEYS

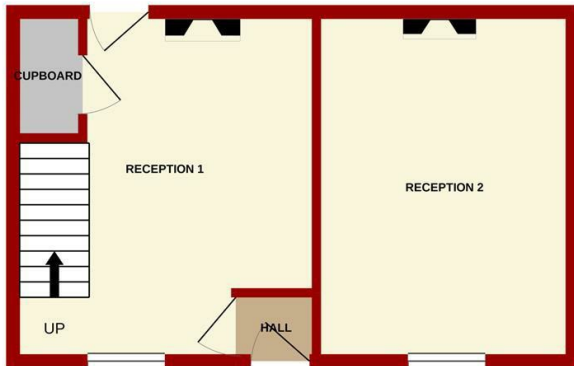
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

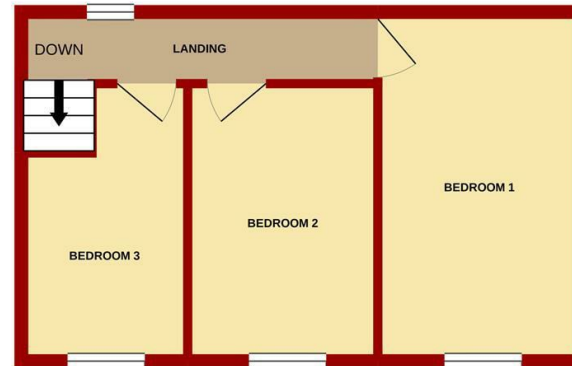
These details are yet to be approved by the vendor. Please contact the office for verified details.



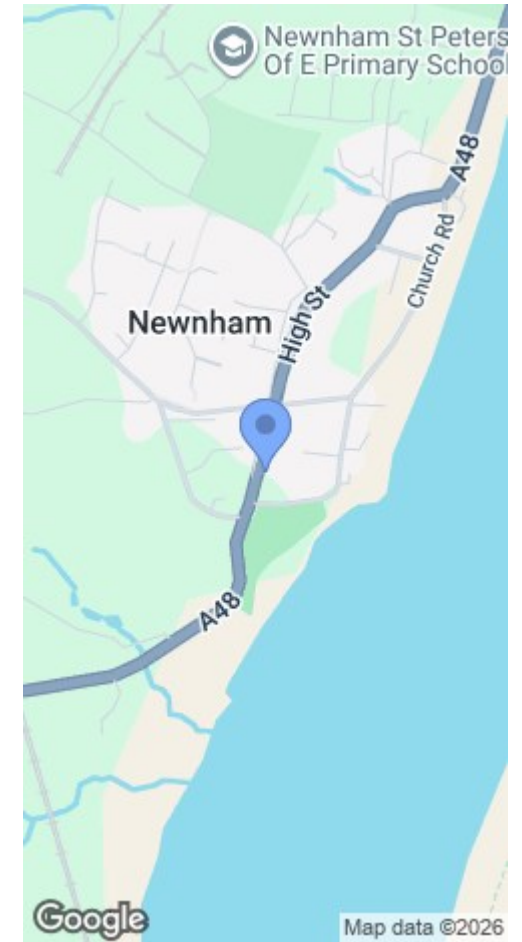
GROUND FLOOR



1ST FLOOR



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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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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