



## Station Road

Newnham, GL14 1DA

£325,000



Nestled on the charming Station Road in Newnham, this delightful detached house presents an excellent opportunity for those seeking a comfortable and spacious home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

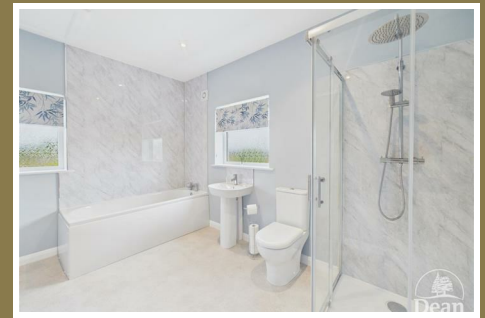
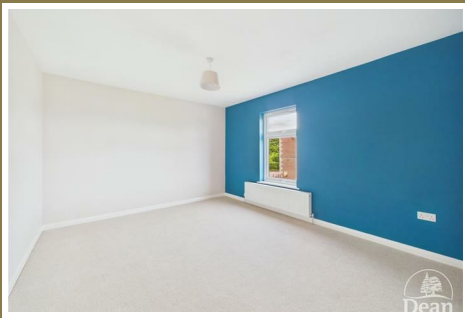
Upon entering, you are welcomed into a generous reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the house is thoughtfully designed, ensuring that every space is utilised effectively.

The property boasts a well-appointed bathroom, catering to all your daily needs with ease. The kitchen area, while not specified, is likely to be functional and ready for your personal touch, allowing you to create culinary delights in the comfort of your own home.

One of the standout features of this property is the ample parking space available for up to six vehicles, a rare find that adds significant convenience for residents and visitors alike. This feature is particularly advantageous in a location where parking can often be a challenge.

The surrounding area of Newnham is known for its picturesque scenery and community spirit, making it an ideal place to settle down. With local amenities and transport links within easy reach, this property offers both tranquillity and accessibility.

In summary, this detached house on Station Road is a wonderful opportunity for anyone looking to establish a home in a serene environment. With its spacious layout, ample parking, and charming location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely property your own.



#### Utility Area :

7'4" x 9'9" (2.25 x 2.98)

Entered via half glazed UPVC door, windows to front and side aspects, half glazed UPVC door to kitchen.

#### WC :

4'9" x 2'7" (1.47 x 0.79)

Low level WC.

#### Kitchen :

7'10" x 11'8" (2.40 x 3.58)

Newly fitted with matching wall and base cabinets, sink unit, integrated oven, microwave, hob and extractor hood, wall mounted Worcester gas boiler, radiator, Karndean flooring, spotlighting, two UPVC double glazed window to utility area, UPVC double glazed window to front aspect, opening to lounge / diner.

#### Lounge / Diner :

27'5" x 11'7" (8.38 x 3.54)

Stairs to first floor, Karndean flooring, two radiators, wall light, two UPVC double glazed window to front aspect and one to side, UPVC door to front.

#### First Floor Landing :

13'3" x 5'4" (4.06 x 1.63)

Radiator, access to loft space.

#### Bedroom 1 :

13'9" x 11'8" (4.21 x 3.56)

Radiator, double glazed window to front aspect.

#### Bedroom 2 :

13'4" x 5'10" (4.08 x 1.79)

Radiator, double glazed window to front aspect.

#### Bathroom :

7'10" x 11'9" (2.41 x 3.59)

Newly fitted with a four piece white suite comprising of bath, pedestal wash hand basin, low level WC, shower cubicle, shower wall paneling, vinyl flooring, extractor fan, spot lighting, access to loft space, UPVC double glazed windows to front and side aspects.

#### Outside :

Mainly laid to lawn with fully enclosed boundaries, mature shrubs and hard standing for multiple vehicles.

## Agents Note:

There is a right of pedestrian/horse and carriage access across the front of the property to the neighbouring properties.



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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



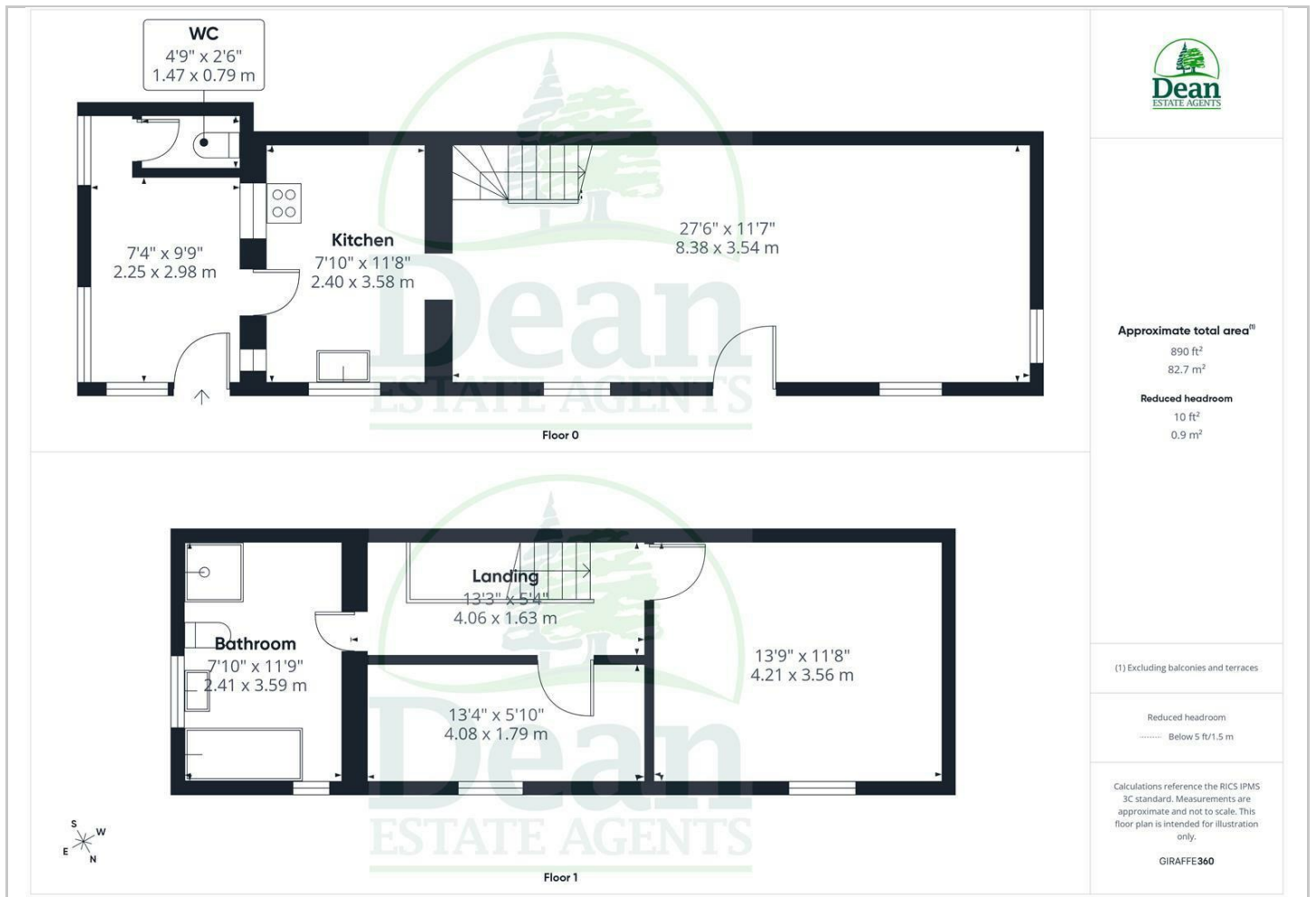
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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