

3 Acacia Close
Newnham GL14 1DN

STEVE GOOCH
ESTATE AGENTS | EST 1985

£220,000

Steve Gooch Estate Agents are delighted to offer for sale this CHARMING TWO DOUBLE BEDROOM END-TERRACED COTTAGE, situated in a POPULAR VILLAGE LOCATION and enjoying PLEASANT RIVER VIEWS. Offered with NO ONWARD CHAIN, the property offers well-proportioned accommodation comprising a LOUNGE/DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS and a FAMILY BATHROOM to the first floor. Further benefits include a PARTLY ENCLOSED, LOW-MAINTENANCE FRONT GARDEN, a pathway providing access to the rear of the property, and PARKING TO THE SIDE AND DIRECTLY OPPOSITE. The cottage also benefits from gas 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 a uPVC porch, with double glazed French doors to the front, and double glazed windows to the front and side panel, glazed roof. An opening leads through to the:

LOUNGE
15'3 x 13'9 (4.65m x 4.19m)
Ceiling light, feature fireplace with marble backing, hearth and wooden surround, gas fire inset, power points, Hive heating and thermostat control, TV point, telephone point, two double radiators, stairs leading to the first floor, front aspect double glazed window overlooking the front garden and parking, rear aspect double glazed window overlooking the rear pathway.

Solid timber door gives access to:

KITCHEN
7'8 x 13'1 (2.34m x 3.99m)
Inset ceiling spot-lighting, range of base and wall mounted units, one and a half bowl single drainer sink unit with mixer tap over, rolled edge worktops, tiled surround, power points, four ring gas hob with electric oven beneath and filter hood over, single radiator, wall mounted central heating and domestic hot water boiler, tiled flooring, front aspect double glazed window overlooking the front garden and parking area, rear aspect obscure glazed door opening out onto the rear patio.

From the lounge stairs gives access to the first floor:

LANDING
6'0 x 3'7 (1.83m x 1.09m)
Access to part boarded loft space, ceiling light, power point, rear aspect double glazed window, door to storage cupboard with slatted shelving.

BEDROOM ONE
8'11 x 14'3 (2.72m x 4.34m)
Ceiling light, built in wardrobe with shelving, power points, double radiator, rear aspect double glazed window, front aspect double glazed window overlooking the front garden, parking area and views of the river severn.

BEDROOM TWO
7'10 x 14'2 (2.39m x 4.32m)
Ceiling light, power points, telephone point, single radiator, rear aspect double glazed window, front aspect double glazed window overlooking the garden, parking area and views of the river severn.

FAMILY BATHROOM
6'1 x 7'1 (1.85m x 2.16m)
Ceiling light, white suite comprising of modern side panel bath with wet board surround and electric shower over, close coupled WC, pedestal wash hand basin with taps over and splashback, chrome heated towel radiator, extractor fan, front aspect obscure double glazed window.

OUTSIDE
To the front of the property is a low-maintenance courtyard, laid to paving and gravel and enclosed by dwarf walling and fencing.

To the right-hand side of the property, a pathway with a half-height wooden gate provides access to the rear garden. Further features include a useful understairs storage cupboard, outside lighting, a covered porch area and access to the High Street.

PARKING
Parking for one vehicle can be located on the right hand side of the property, a further parking space can be found directly opposite the property.

SERVICES
Mains water, electricity, drainage and 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 - TBC.

LOCAL AUTHORITY
Council Tax Band: B
Forest of Dean District Council, High St, Coleford, GL16 8HG.

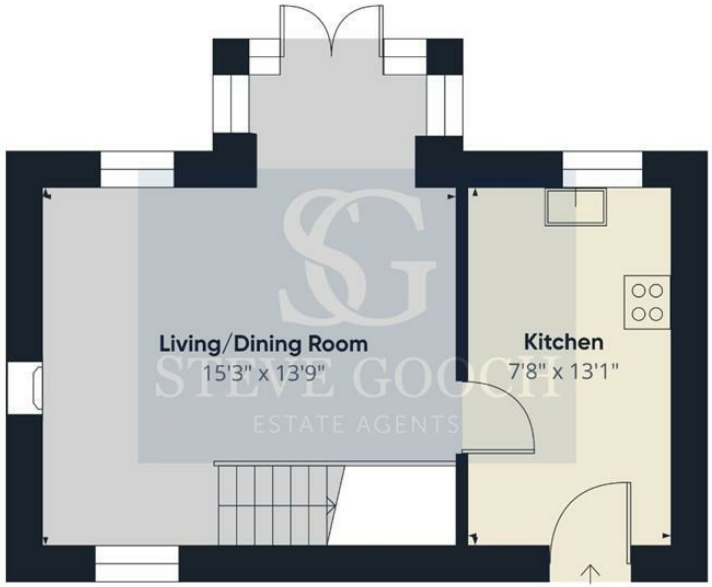
MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

TENURE
Freehold.

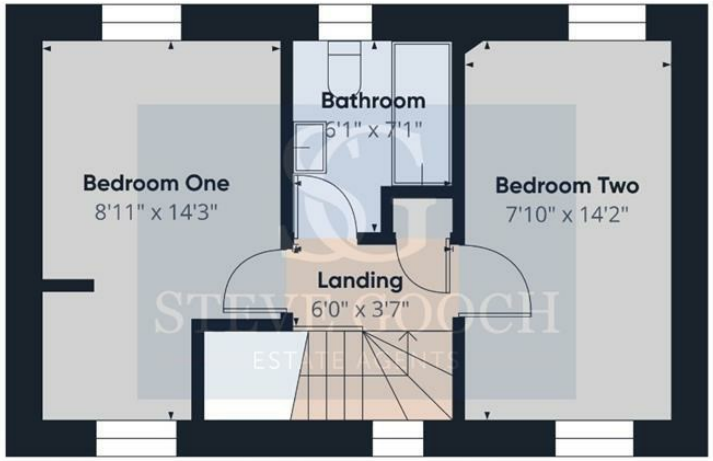
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From the Mitcheldean office proceed down to the mini roundabout turning left and then immediately right sign posted to Abenhall, continue along this road filtering left at the Gunmilll sign posted to Westbury-On-Severn and Newnham. Continue and follow this lane to the end until you reach the A48, turn right sign posted Newnham. Proceed into the bottom of the village, bear around to the right, and then bear around to the left, turning right where the property can be found directly in front of you.

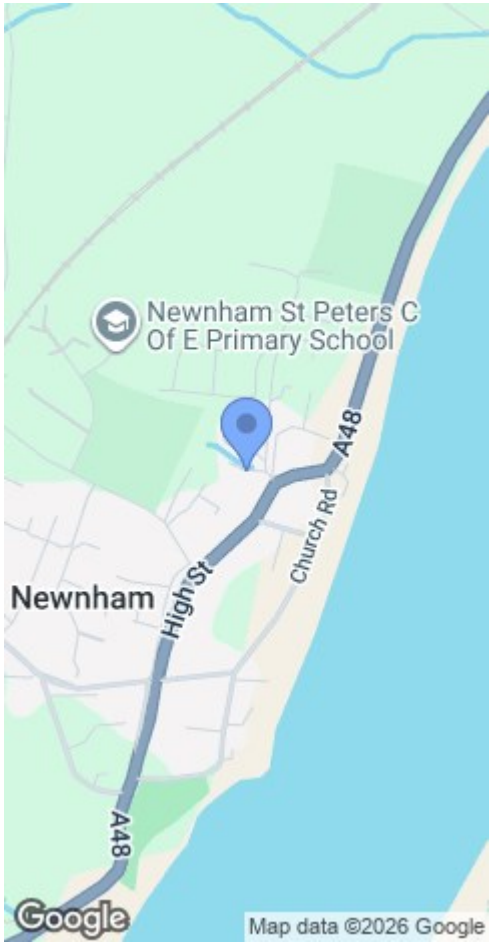
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

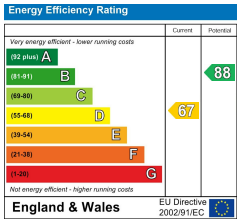


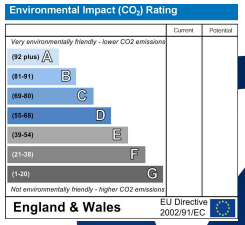
Floor 0



Floor 1







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.