



00 Church Road, Newnham, GL14 1AP

Offers in excess of £300,000

A charming three-bedroom period home offering approximately 1,090 sq ft (101.47 sq m) of accommodation over three floors, with a useful basement.

The living room, is a generous and characterful reception space with a front aspect. The kitchen, provides a good-sized practical space with access to the rear.

On the first floor, Bedroom One offers a spacious double bedroom. The bathroom is fitted with a bath, WC and a wash hand basin. The second floor provides Bedroom Two, together with Bedroom Three, which could also suit use as a study or dressing room.

The basement provides useful additional storage or potential ancillary space, subject to any necessary consents.

The property is conveniently situated in Newnham-on-Severn, close to local shops, pubs, cafés and schooling, with the A48 providing road links towards Gloucester, Lydney and South Wales.



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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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