



FREEHOLD

£274,995



**7 OLD STATION YARD, STATION ROAD, NEWNHAM,
GLOUCESTERSHIRE, GL14 1DH**

- TWO/THREE BEDROOMS
- OFF ROAD PARKING
- POPULAR VILLAGE LOCATION
- SHOWER ROOM
- LARGE KITCHEN
- DOUBLE GLAZING
- PRIVATE GARDENS
- MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE W.C.
- LOUNGE DINER

www.kjtresidential.co.uk

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AN EXTREMELY RARE CHANCE TO ACQUIRE A DETACHED, TWO/THREE BEDROOM BUNGALOW WITHIN THE HISTORIC AND DESIRABLE VILLAGE OF NEWNHAM ON SEVERN AND OFFERED WITH NO ONWARD CHAIN. THIS MODERN DETACHED BUNGALOW WAS CONSTRUCTED APPROX. 7 YEARS AGO AND PURPOSEFULLY DESIGNED BY THE CURRENT VENDORS TO ACCOMMODATE LOW MAINTENANCE/CONVENIENCE LIFESTYLE. INTERNALLY THE PROPERTY COMPRISES A GOOD-SIZED ENTRANCE HALLWAY; WITH WIDELY AVAILABLE BUILT-IN STORAGE, FUNCTIONAL KITCHEN SPACE WITH INTERGRATED APPLIANCES, LOUNGE/DINNER, MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM, A 2ND BEDROOM AND SHOWER ROOM. NOTE: THE MASTER BEDROOM WITH DRESSING COULD BE SEPARATED TO CREATE A 3RD SINGLE BEDROOM AND THE WALL SEPARATING THE LOUNGE AND ENTRANCE HALL, COULD BE REMOVED TO CREATE AN OPEN PLAN KITCHEN/DINER/LOUNGE.

Located within walking distance of the historic village of Newnham, which sits on the banks of the River Severn and is rich with history dating back to Roman beginnings. This picturesque village now offers great opportunities for all age groups, with a range of amenities to include village shop, library, galleries, cafes and pub.

A wider range of facilities and activities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Kitchen: 18' 0" x 8' 11" (5.48m x 2.72m), Accessed via the entrance hall with built in storage with enclosed area for boiler. - fitted at wall and base level, Intergrated slimline dishwasher, washing machine dryer, raised oven, gas hob, Fridge/freezer, under unit lighting, Sink with drainer, tiled splash backs, extractor, window to side, Cardine floor.

Lounge/Diner: 17' 0" x 12' 0" (5.18m x 3.65m), Good sized area with dining and sitting space, window and French doors to rear garden, electric fireplace and Cardine floor.



Bathroom: Three-piece suite comprising; WC, Basin with integrated vanity unit, shower, Tiled floors and walls, heated towel rail.



Bedroom One: 14' 2" x 9' 0" (4.31m x 2.74m), Double bedroom, with build in wardrobe, window to front, dressing room, en-suite WC.

Bedroom Two: 9' 0" x 8' 8" (2.74m x 2.64m), window to side, Cardine floor, loft access.

Outside: Brick paved driveway to front, dual side access to rear garden, large patio area, garden shed (mains electric supply) lawn. the current vendors have created raised planting beds for gardeners with reduced mobility.

Services: All main services connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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