



Guide price £249,995

36 Sheens Meadow, GL14 1BP

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

TWO DOUBLE BEDROOMS

**POPULAR VILLAGE
LOCATION**

INTEGRATED APPLIANCES

**WELL MAINTAINED REAR
GARDEN**

MODERN THROUGHOUT

GARAGE

We are super excited to offer this well-presented two double bedroom, semi-detached property close to the town centre of Newnham. Benefits include a large lounge/diner with patio doors leading to a pleasant enclosed garden. Modern kitchen with integrated appliances and garage with driveway. No Onward Chain!

Reception Hallway

Partly glazed entrance door. Wood effect flooring throughout and radiator. Central ceiling lighting and open carpeted stairwell to the first floor. Wall-mounted central heating controls, alarm panel and power points. Doors leading off.

Kitchen 3.33m x 2.0m

UPVC double-glazed window to front elevation. Beautiful modern kitchen with a great range of base and eye-level fitted units and drawers having rolled top work surfaces. Integrated fridge/freezer and Hotpoint electric oven. Four ring gas hob with chimney style extractor above. Space and plumbing for washing machine. 1 1/2 bowl stainless steel sink and drainer with mixer tap and tiled splash backs. Stainless steel shelving and radiator. Tiled flooring, power points and central spotlighting.

Lounge/Diner 4.15m x 4.09m

UPVC double-glazed patio doors give access to the rear garden and UPVC double-glazed window to the rear aspect with garden outlook. Wood effect flooring throughout with two radiators and central light. TV points and power points. Door to the understairs cupboard having excellent storage space with an abundance of shelving.

Downstairs Cloakroom

UPVC double-glazed obscured window to front elevation. Low-level push button W.C. and pedestal wash hand basin with tiled splash back and mixer tap over. Tiled flooring and radiator. Wall-mounted mirror and extractor fan.

First Floor Landing

Galleried style landing. Carpeted with loft access. Power points and doors leading off.

Bedroom One 3.36m x 2.86m

Two UPVC double-glazed windows to front elevation. Carpeted with radiator. Fitted double wardrobe with excellent storage space, shelving and hanging rails. Door to airing cupboard with additional storage space and wall-mounted Worcester central heating boiler. TV point, BT point and power points.

Bedroom Two 4.09m x 2.58m

Two UPVC double-glazed windows to the rear with a pleasant outlook over the garden and views beyond. Carpeted with radiator, TV point and power points.

Family Bathroom

White suite comprising of; low-level push button W.C. and pedestal wash hand basin with mixer tap over. Panel bath with mixer tap and power shower over with attachments. Glazed shower screen, tiled splash backs and wall-mounted mirror.

Stainless steel heated towel rail and shaving point. Tiled flooring and extractor fan

Outside

To the front, the gravelled courtyard has mature shrubs and a paved pathway leading to the entrance door. Outside lighting and water tap.

To the rear, the large garden is enclosed and laid mainly to lawn with a charming paved patio area to enjoy outdoor living. Slate borders with mature trees and shrubs. A paved pathway leads to a wooden secure garden gate giving access to the block paved driveway and garage.

The garage has power and lighting with up and over garage door and storage above.

Agent Notes

Council Tax Band - B

EPC Rating - D

Location

The picturesque village of Newnham benefits from a range of local amenities including a post office, pharmacy, and walks along the River Severn with a public house offering great food. With the A48 road running through the town centre means great commuting links to Gloucester and Cheltenham.

Aroha Properties

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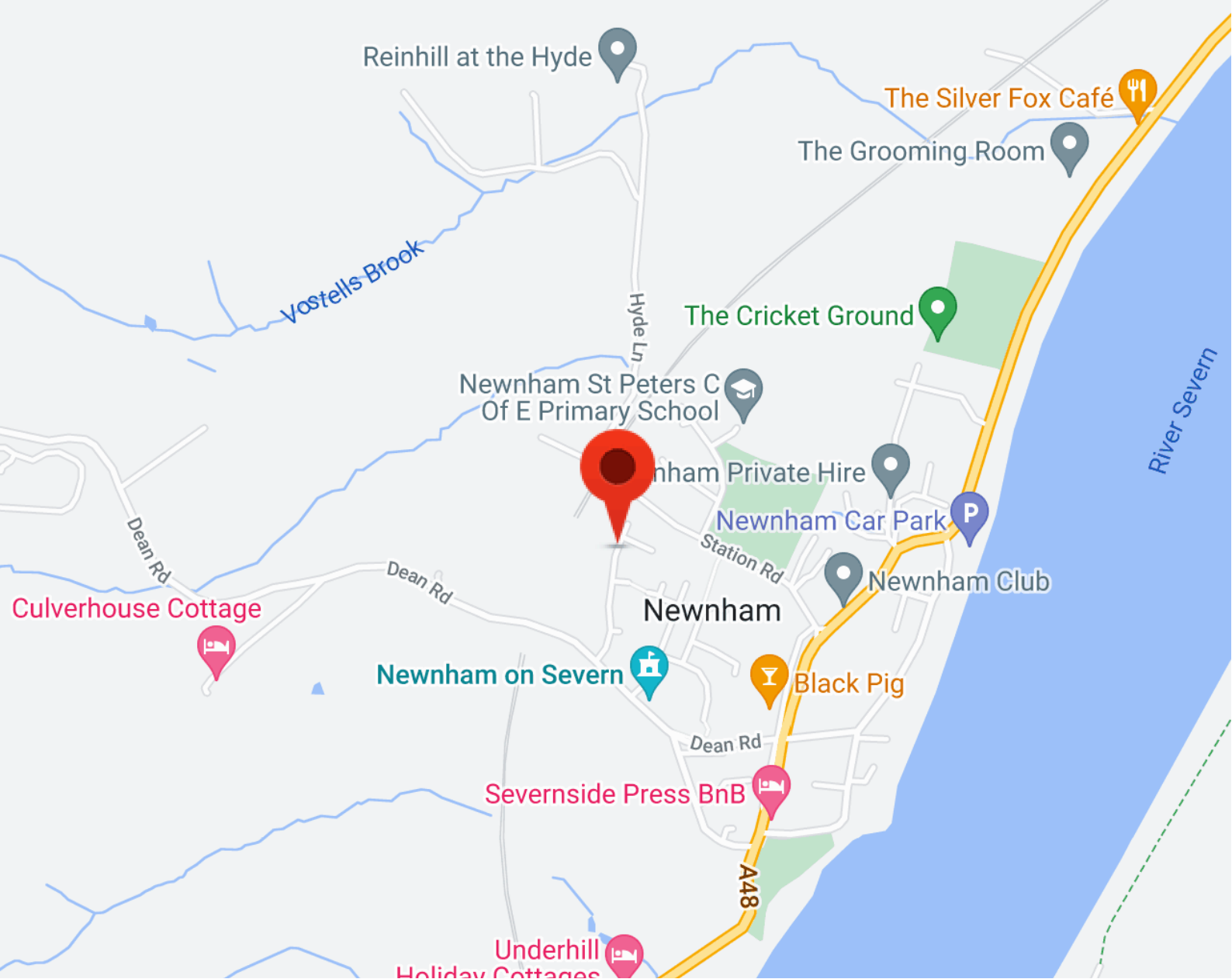
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		0
(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, Scotland & Wales		EU Directive 2002/91/EC	

Address: 36 Sheens Meadow, Cinderford, Gloucestershire, GL14 1BP