



8, Allsopp Close, Newnham,  
Gloucestershire, GL14 1DP

£185,000



Dean Estate Agents Ltd, 4a Dockham Road, Cinderford, Gloucestershire, GL14 2AQ

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A semi-detached house in need of up-dating. The property has a lounge and kitchen/diner, 2 bedrooms, bathroom, gas heating, enclosed rear garden, and off road parking. Situated in the popular village of Newnham on Severn at the end of a cul-de-sac just off the village centre. NO ONWARD CHAIN!

**The accommodation comprises of the following, all measurements are approximate:**

**Entrance Hall** Stairs to first floor,

**Lounge** 11' 8" x 10' 7" (3.55m x 3.22m) Window to front, understairs cupboard with wall mounted gas boiler, radiator twin doors to

**Kitchen/Diner** 13' 9" x 11' 5" (4.19m x 3.48m) In need of re-fitting, sink unit, window and door to rear, radiator

#### **First floor**

**Bedroom 1** 13' 8" x 12' 1" (4.16m x 3.68m) Window to front, built in wardrobe, radiator

**Bedroom 2** 11' 6" x 8' 5" (3.50m x 2.56m) window to rear, radiator

**Bathroom** In need of re-fitting, bath, WC, wash hand basin, window to rear, radiator

**Outside** Open plan garden lawn garden to front, side access to rear, lawn, patio, mature trees. Off road parking

#### **Covid-19 Viewing Guidelines**

1 - Please ensure you have viewed our marketing material to avoid any unnecessary physical appointments. Pay particular attention to the floorplan, dimensions, video (if there is one) as well as the location marker and/or street views.

2 - Only 2 people from the same household are able to view at the same time and we ask politely that no children attend.

3 - You will have to wear your own face mask and on most occasions remove shoes upon entry. We are unable to provide face masks.

4 - The viewing will be touchless with doors left open and we will maintain a minimum 2 meter distance as much as possible.

5 - Viewings are limited to 30 minutes.

6 - If you are feeling unwell prior to the appointment, please make arrangements to cancel and inform us asap.

7 - Printed brochures will not be provided but can be emailed or downloaded.

8 - Questions and Answers will take place by phone following the viewing or at a time to suit.

Consumer Protection from Unfair Trading Regulations 2008  
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# Energy performance certificate (EPC)

8, Allsopp Close NEWNHAM GL14 1DP	Energy rating <div>D</div>	Valid until:	26 October 2024
		Certificate number:	9028-2893-7507-9324-2975

Property type

End-terrace house

Total floor area

65 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be A.

[See how to improve this property's energy performance.](#)