



FREEHOLD

£399,995



**TREMEZZO, THE GREEN, NEWNHAM, GLOUCESTERSHIRE, GL14
1AF**

- DETACHED BUNGALOW
- LOUNGE/DINER
- WET ROOM WITH SEPARATE W.C.
- GAS CENTRAL HEATING
- VIEWS TO FRONT AND REAR ELEVATIONS
- THREE BEDROOMS
- KITCHEN
- DOUBLE GLAZING
- GARAGE & AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN

www.kjtresidential.co.uk

TREMEZZO, THE GREEN, NEWNHAM, GLOUCESTERSHIRE, GL14 1AF

KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS SPACIOUS PROPERTY WHICH HAS BEEN IN THE SAME OWNERSHIP SINCE IT WAS BUILT BACK IN THE 1950'S. THE BUNGALOW ENJOYS A SPACIOUS PLOT, WITH PARKING AND GARAGE TO THE REAR AS WELL AS PARKING TO THE FRONT. THE PROPERTY IS NOW IN NEED OF SOME MODERNISATION AND HAS POTENTIAL FOR LOFT CONVERSION SUBJECT TO NECESSARY PLANNING CONSTRAINTS.

The historic Village of Newnham is perched above the River Severn. The Village has many facilities along its tree lined High Street, there are many small Shops, a Pharmacy, Post Office, Library, Doctors Surgery and Primary School as well as several Public Houses and the 14th Century Church.

Further afield in Gloucester and Cheltenham you will find many more amenities including renowned State, Grammar and Private Schools, excellent shopping, cultural and leisure facilities, Railway Station, Gloucestershire airport is 16 miles away and the Severn Bridge is just 19 miles.

UPVC entrance door into -

Lounge/Diner: 25' 11" x 11' 6" (7.9m x 3.5m), Formerly two rooms and the entrance hall, this room has now been transformed into one large and bright room with cupboard housing gas boiler for central heating and domestic hot water, two windows to front.

Inner Hallway: Access to loft which has potential for conversion subject to necessary planning consents.

Kitchen: 9' 10" x 9' 2" (3m x 2.8m), Fitted at wall and base level providing worktop and storage space, sink unit, window to rear, glazed door to side.



Bedroom One: 10' 10" x 8' 10" (3.3m x 2.7m), Radiator, window to front.

Bedroom Two: 12' 2" x 8' 2" (3.7m x 2.5m), Radiator, window to rear.

Bedroom Three: 11' 10" x 11' 10" (3.6m x 3.6m), Radiator, window to rear.

Wet Room: Shower, wash hand basin.



Separate W.C.: Low level W.C., window to rear.

Outside: The front garden has parking and a small lawn and is enclosed by a low wall. To the side of the property is pedestrian access to the rear which is laid predominantly to lawn with a garage and additional parking which is accessed to the rear of the property.

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.

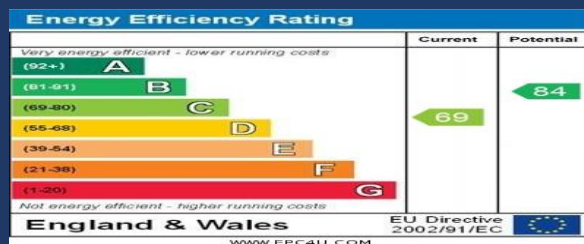
01594 823033

Ground Floor

Approx. 85.2 sq. metres (917.0 sq. feet)



Total area: approx. 85.2 sq. metres (917.0 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982