

24 Harris Close, Churchdown, Gloucester, GL3 2NQ £80,000



THE PROPERTY

Positioned on the first floor of a quiet residential block in Churchdown, this studio apartment offers a well-proportioned layout and excellent potential for improvement. With open views across nearby playing fields, the property enjoys a peaceful setting while remaining close to the village's popular amenities, including shops, cafés, and transport links.

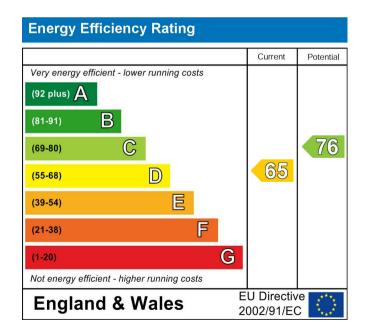
The accommodation includes a spacious sitting room/bedroom, separate kitchen, bathroom, and washroom. While the interiors would benefit from modernisation, the space presents a fantastic opportunity for investors or first-time buyers to add value and personalise to their taste.

Additional benefits include off-road parking and no onward chain, allowing for a smooth and straightforward purchase. The surrounding area offers a relaxed suburban feel with well-kept green spaces and strong community appeal.

With its location, layout, and scope for enhancement, this first-floor apartment represents a smart investment in one of Churchdown's most convenient and well-connected areas.

Agents Notes
Freehold.
EPC Rating: D65
Tewkesbury Borough Council Band: A
Mains Gas, Electric and Water are
connected.
Fibre Broadband is available in the area.

Lease Information: 125 years from 1985 - 79 years remaining. Service Charge of Approx. £200 per annum First-floor studio apartment
 Scope for condernisation
 No onward chain
 EPC Rating - D65
 Allocated parking
 Close to excellent local amenities
 Excellent views over playing fields
 Council Tax Band - A





Approximate total area⁽¹⁾

264 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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