



LEASEHOLD

£165,000



**FLAT 4, 12-14 HARRISON CLOSE, DARK ORCHARD,
NEWNHAM, GLOUCESTERSHIRE, GL14 1DW**

- SPACIOUS FIRST FLOOR APARTMENT
- GAS CENTRAL HEATING
- KITCHEN
- OFF ROAD PARKING
- ONE BEDROOM (POTENTIAL FOR TWO)
- LOUNGE
- GARDEN
- RIVER VIEWS

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, A SPACIOUS (AND WITH POTENTIAL FOR TWO), FIRST FLOOR ONE BEDROOM APARTMENT WITH GARDEN AND RIVER VIEWS, GAS CENTRAL HEATING , OFF ROAD PARKING AND GENEROUS AMOUNTS OF STORAGE SPACE.

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.

Entrance Hall: Light and spacious with quarry tiled floor and floor to ceiling window to rear. Steps lead to -

Landing:, Quarry tiled floor. Entrance door to -

Hall: Built-in cupboard, access to spacious loft.

Lounge: 25' 7" x 11' 2" (7.8m x 3.4m), Could be sub-divided to provide a second bedroom, three radiators, window to front, French door to balcony with views.



Kitchen: 14' 1" x 7' 3" (4.3m x 2.2m), Fitted at wall on base level with oven, hob and hood, sink unit, plumbing for automatic washing machine, two windows to front, gas boiler providing central heating and domestic hot water.

Bedroom: 11' 6" x 10' 10" (3.5m x 3.3m), Window to rear, radiator.

Bathroom: Three piece suite, radiator, tiling to walls.

Outside: There is a large lockup store 7' 7" x 5' 7" (2.3m x 1.7m), bin store, communal walkway through leading to High Street and garden which is private and easy maintenance with seating area.



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



PASSIONATE
ABOUT
Property
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