



**FREEHOLD**

**£210,000**



**29 ORCHARD RISE, NEWNHAM, GLOUCESTERSHIRE,  
GL14 1AL**

- TWO BEDROOMS
- KITCHEN
- GAS CENTRAL HEATING
- LARGE CORNER PLOT
- SOUGHT AFTER VILLAGE LOCATION
- LIVING ROOM
- BATHROOM
- DOUBLE GLAZING
- SCOPE FOR EXTENSION (SUBJECT TO THE NECESSARY CONSENTS)

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**

## 29 ORCHARD RISE, NEWNHAM, GLOUCESTERSHIRE, GL14 1AL

### IMMACULATEDLY MAINTAINED AND CONTEMPORARY-STYLED TWO BEDROOM END-TERRACED HOME WITH THE ADVANTAGE OF OCCUPYING A LARGE CORNER PLOT WHICH GIVES AMPLE SCOPE FOR EXTENSION (SUBJECT TO THE NECESSARY CONSENTS), THEREFORE MAKING IT UNNECESSARY TO MOVE FROM THIS MOST DESIRABLE VILLAGE

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.

#### ACCOMMODATION (measurements approx):

Entrance door to -

**Kitchen:** 11' 7" x 7' 10" (3.53m x 2.39m), Fitted at wall and base level with attractive modern units, oak worktops, attractive tiled splash backs, gas boiler for central heating and domestic hot water, window to front, radiator, oak flooring. Which continues into the -

**Living Room:** 16' 7" x 11' 9" (5.05m x 3.58m), Radiator, oak flooring, patio doors to rear.

**Bedroom 1:** 12' 0" x 9' 0" (3.65m x 2.74m), With large storage recess (space for wardrobe), radiator, window to rear.

**Bedroom 2:** 10' 6" x 6' 1" (3.20m x 1.85m), Built-in wardrobe, radiator, window to front.



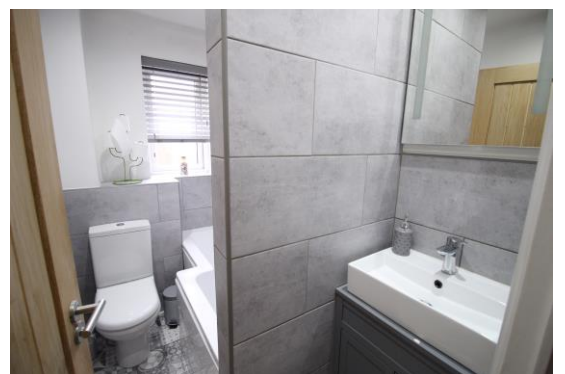
**Bathroom:** Which has been refitted, with tiling to walls, P-shaped bath with over-bath shower and screen, w.c., wash hand basin with back lit mirror over, towel rail/radiator.

**Outside:** A feature of the property being the corner plot gardens with ample off road parking space, large side garden area, patio area, lawned areas and herbaceous borders. There is ample room for extension (subject to the necessary consents).

**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.

### Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)

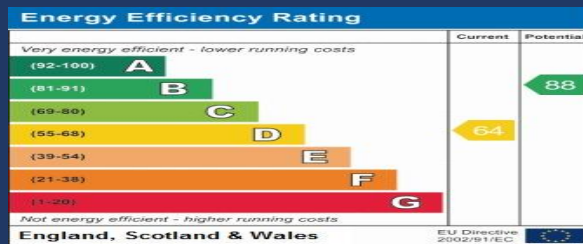


### First Floor

Approx. 27.7 sq. metres (297.7 sq. feet)



Total area: approx. 69.3 sq. metres (745.5 sq. feet)



**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982