



24 Harris Close, Churchdown, Gloucester, GL3 2NQ

£80,000

CHOSEN
ESTATE AGENTS

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 modernisation
- No onward chain
- EPC Rating - D65
- Allocated parking
- Close to excellent local amenities
- Excellent views over playing fields
- Council Tax Band - A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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