

Farr & Farr

1 Church Road
Churchdown
Gloucester GL3 2ER
Tel: (01452) 857421
Fax: (01452) 541423

50 Hucclecote Road
Hucclecote
Gloucester GL3 3RT
Tel: (01452) 613355
Fax: (01452) 541800

40 Oxstall Way
Longlevens
Gloucester GL2 9JQ
Tel: (01452) 380444
Fax: (01452) 418482

2a Worcester Street
Gloucester
GL1 3AA
Tel: (01452) 500025
Fax: (01452) 415795

OFFERS OVER: £249,950

REF: CD23582

**20 Albemarle Road
Churchdown
Gloucester
GL3 2HJ**



**A NEWLY RENOVATED TWO BEDROOM BUNGALOW IN THE
HEART OF CHURCHDOWN VILLAGE**

**ENTRANCE HALLWAY: SITTING ROOM: KITCHEN: CONSERVATORY: TWO
BEDROOMS: BATHROOM: DOUBLE GLAZING: GAS FIRED CENTRAL HEATING:
GARDENS FRONT AND REAR: GARAGE**

Estate Agents

Surveyors

Valuers

Website: www.farrandfarr.co.uk
FOUR LOCAL OFFICES

20 ALBEMARLE ROAD, CHURCHDOWN, GLOUCESTER, GL3 2HJ

Situated in the heart of Churchdown village is this, in our opinion, well presented two bedroom bungalow. Benefitting from double-glazing and warmed by gas fired central heating the accommodation is arranged as follows: -

Frosted double-glazed door into: -

ENTRANCE HALLWAY: Wood laminate flooring. Access to loft space. Double panelled radiator. Power point. Central heating thermostat. Cupboard housing 'Vaillant' combination boiler supplying instantaneous hot water and central heating system. Doors to: -

SITTING ROOM: **11'3 (3.42m) x 12'11 (3.93m).** Double-glazed window to front elevation. Double panelled radiator. Power points. T.V. point. Wall mounted electric fire. Two wall lights.



KITCHEN: **9'0 (2.74m) x 9'7 (2.91m).** Newly fitted kitchen of wall and base units with roll edge laminated work surfaces. Stainless steel single drainer sink unit with monobloc chrome tap over. Integrated fan assisted double oven with electric hob and extractor hood over. Plumbing for automatic washing machine. Space for upright fridge freezer. Part tiled walls. Double panelled radiator. Power points. Larder cupboard housing fuse board. Double-glazed door with double-glazed window through to: -

CONSERVATORY: **10'1 (3.08m) x 8'6 (2.60m).** Glazed to three elevations with Perspex roof. Patio doors to rear garden.



20 ALBEMARLE ROAD, CHURCHDOWN, GLOUCESTER, GL3 2HJ

BEDROOM 1: 11'3 (3.43m) x 10'6 (3.19m). Double-glazed window to rear elevation. Double panelled radiator. Power points.



BEDROOM 2: 9'1 (2.77m) x 9'8 (2.95m). Double-glazed window to front elevation. Double panelled radiator. Power points.

SHOWER ROOM:

5'8 (1.73m) x 7'0 (2.14m). Fully tiled shower room with enclosed shower cubicle with thermostatic shower over. Pedestal wash hand basin. Low level W.C. Chrome heated towel rail. Frosted double-glazed window to side elevation.



OUTSIDE:

FRONT:

Laid to lawn with shrub borders. Driveway which leads down side of the property. External tap. Leading through to a: -

GARAGE:

8'2 (2.50m) x 20'1 (6.11m). Detached garage with metal up and over door.

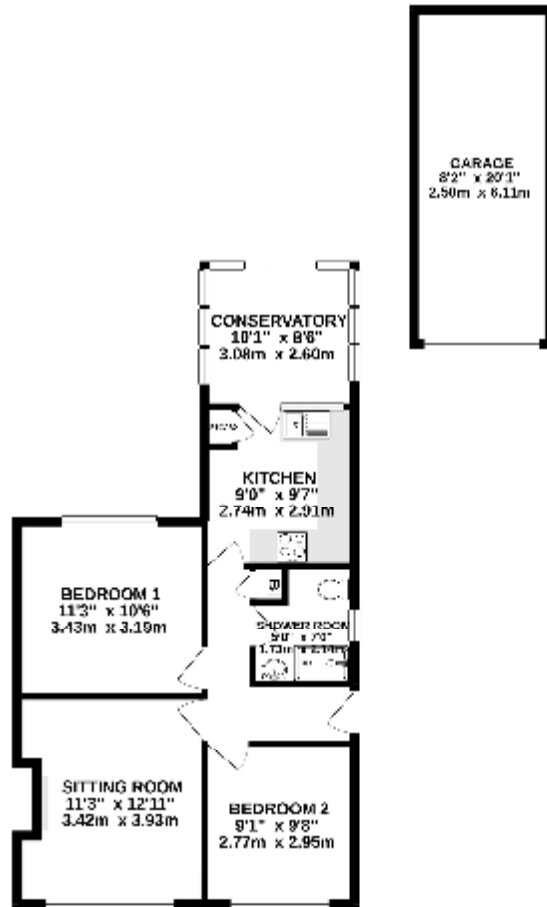
REAR GARDEN:

Laid to lawn with shrub border. Greenhouse. The whole enclosed by fencing.



20 ALBEMARLE ROAD, CHURCHDOWN, GLOUCESTER, GL3 2HJ

GROUND FLOOR
788 sq ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA: 788 SQ FT (71.3 SQ M) APPROX.
We do not warrant the accuracy of these measurements and do not accept any liability for any errors or omissions. The measurements are for information only and should not be used for any other purpose. The measurements are based on the information provided to us by the seller and we do not warrant the accuracy of these measurements. The measurements are for information only and should not be used for any other purpose.



ENERGY RATING: D-59

AGENTS NOTE: ALL MEASUREMENTS ARE APPROXIMATE

VIEWING: BY APPOINTMENT VIA THE AGENT