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PRICE: £210,000

REF: CD23583

**7 Tudor Close
Churchdown
Gloucester
GL3 1AW**



A SPACIOUS TWO BEDROOM TOWNHOUSE
BENEFITTING FROM A GARAGE & PARKING SPACE FOR
TWO CARS

**SITTING ROOM: KITCHEN: CLOAKROOM: TWO BEDROOMS: BATHROOM:
GAS-FIRED CENTRAL HEATING: DOUBLE-GLAZING: PARKING SPACE FOR
TWO CARS: GARAGE: GARDENS FRONT AND REAR:**

Estate Agents

Surveyors

Valuers

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

7 TUDOR CLOSE, CHURCHDOWN, GLOUCESTER GL3 1AW.

Tudor Close is a very pleasant cul-de-sac situated on the ever-popular Highgrove development in Churchdown. Number 7 is a two double bedroom townhouse both, with fitted wardrobes. Further benefitting from a garage and double-glazing and warmed by gas fired central heating the accommodation is arranged as follows:-

Wooden front door into: -

ENTRANCE HALL: Coving to ceiling. Radiator. Double doors to coat cupboard. White Georgian panelled doors to: -

CLOAKROOM: **3'3 (1.00m) x 7'1 (2.17m).** Low level W.C. Wash hand basin. Fuse board. Radiator. Frosted double-glazed window to front elevation.

KITCHEN: **6'0 (1.83m) x 10'7 (3.23m).** Fitted kitchen of wall and base units with roll edge laminated work surfaces. 1½ bowl sink unit with monobloc tap over. Integrated fan assisted oven with gas hob and extractor hood over. Space for upright fridge freezer. Plumbing for automatic washing machine. Plumbing for dishwasher or tumble dryer. Cupboard housing 'Ideal Classic' gas fired boiler. Timer control for boiler. Part tiled walls. Double panelled radiator. Tiled floor



SITTING ROOM: **12'11 (3.94m) x 14'0 (4.26m).** Double-glazed window and double-glazed French doors to rear garden. Ornamental fireplace. Two double panelled radiators. Power points. T.V. point. Coving to ceiling. Stairs to first floor.



LANDING: Access to loft space. White Georgian panelled doors to airing cupboard housing hot water tank with lattice shelf over.

7 TUDOR CLOSE, CHURCHDOWN, GLOUCESTER GL3 1AW.

BEDROOM 1: 10.4 (3.15m) x 9.4 (2.85m). Double-glazed window to rear elevation. Radiator. Power points. Double built-in wardrobe. Single door to cupboard over stairs.



BEDROOM 2: 9'9 (2.97m) x 8'6 (2.58m). Double-glazed window to front elevation. Power points. Two double built-in wardrobes.



BATHROOM: 5'6 (1.67m) x 6'6 (1.97m). White suite of wood panelled bath with mixer tap shower attachment over. Pedestal wash hand basin. Low level W.C. Part tiled walls. Extractor fan. Radiator.



OUTSIDE:

FRONT: Gravelled area. Pathway to front door. Bin store area.



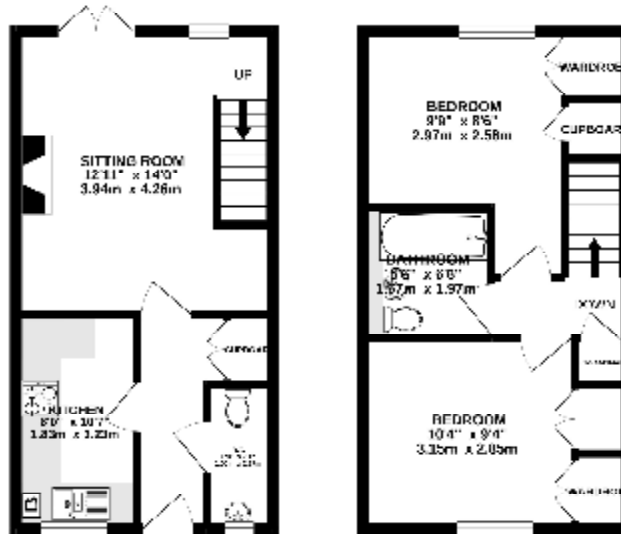
7 TUDOR CLOSE, CHURCHDOWN, GLOUCESTER GL3 1AW.

GARAGE: 16'3 (4.96m) x 7'9 (2.36m). Garage en bloc with metal up and over door and two parking spaces in front.

REAR GARDEN: Laid to gravel with small patio area. Outside light. The whole enclosed by panelled fencing with pedestrian gate to the rear.

GROUND FLOOR
121 sq ft (11.18 sq m) approx.

FIRST FLOOR
171 sq ft (15.81 sq m) approx.



THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONTRACTUAL PURPOSES. THE AGENT'S OFFICE HAS CONDUCTED VISUAL GENERAL SURVEYS OF THE PROPERTY AND HAS NOT CONDUCTED A SURVEY OF THE PROPERTY. THE AGENT'S OFFICE HAS CONDUCTED VISUAL GENERAL SURVEYS OF THE PROPERTY AND HAS NOT CONDUCTED A SURVEY OF THE PROPERTY. THE AGENT'S OFFICE HAS CONDUCTED VISUAL GENERAL SURVEYS OF THE PROPERTY AND HAS NOT CONDUCTED A SURVEY OF THE PROPERTY.



ENERGY RATING: C-69

AGENTS NOTE: ALL MEASUREMENTS ARE APPROXIMATE

VIEWING: BY APPOINTMENT VIA THE AGENT