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PRICE: £320,000

REF: CD23586

**121 Oldbury Orchard
Churchdown
Gloucester
GL3 2NX**



A THREE BEDROOM DETACHED FAMILY HOME IN THE VILLAGE OF CHURCHDOWN

SITTING ROOM/DINING ROOM: KITCHEN: DOWNSTAIRS BEDROOM: SHOWER ROOM: TWO FURTHER BEDROOMS UPSTAIRS: BATHROOM: GAS-FIRED CENTRAL HEATING: DOUBLE-GLAZING: GARAGE: GARDENS FRONT AND REAR

Estate Agents

Surveyors

Valuers

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

121 OLDBURY ORCHARD CHURCHDOWN GLOUCESTER GL3 2NX

Oldbury Orchard is a very desirable road situated in the ever-popular village of Churchdown. Number 121 is a well presented three bedroom detached family home benefitting from gas-fired central heating and double-glazing. The accommodation is arranged as follows: -

ENTRANCE PORCH: Covered entrance porch with double-glazed door and double-glazed side panel into: -

ENTRANCE HALL: Double panelled radiator. Central heating thermostat. Power point. Stairs to first floor. Doors to: -

SITTING ROOM: **11'11 (3.63m) x 18'10 (5.73m).** Double-glazed window to front elevation. Double panelled radiator. Power points. T.V. point. Fitted electric fire with hearth surround and mantle over. Coving to ceiling.



KITCHEN: **9'9 (2.97m) x 9'2 (2.79m).** 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 'Hygena' electric oven with four ring gas hob and extractor hood over. Plumbing for automatic washing machine. Double panelled radiator. Part tiled walls. Double-glazed window to rear elevation. Power points. Timer control for heating system. Two pantry cupboards, one currently housing fridge freezer.

BEDROOM 3: **11'11 (3.63m) x 9'3 (2.82m).** **Currently utilised as a dining room.** Double-glazed patio doors to rear garden. Double panelled radiator. Power points. Coving to ceiling.



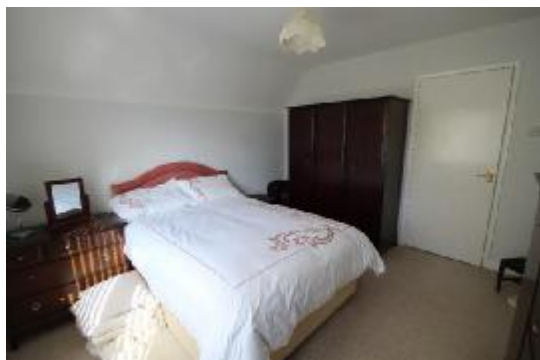
SHOWER ROOM: **5'11 (1.80m) x 3'4 (1.01m)** White suite of fully tiled shower cubicle with Mira Sport electric shower. Low level W.C. Wall mounted wash hand basin. White heated towel rail. Frosted double-glazed window to side elevation. Fully tiled walls. Tiled floor.

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From the entrance hallway stairs lead up to: -

LANDING: Double-glazed window to side elevation. Access to loft space. Doors to:

BEDROOM 1: **12'0 (3.65m) x 11'7 (3.52m).** Double-glazed window to rear elevation. Radiator. Power points. Access to boarded eaves storage housing hot water tank and gas fired boiler.



BEDROOM 2: **11'11 (3.63m) x 11'7 (3.52m).** Double-glazed window to front elevation. Radiator. Power points. Built in wardrobe. Double doors to boarded under eaves storage.



BATHROOM: **5'10 (1.78m) x 5'5 (1.65m).** White suite of panelled bath. Pedestal wash hand basin. Low level W.C. Radiator. Fully tiled walls. Frosted double-glazed window to side elevation.



OUTSIDE:

FRONT: Predominately laid to lawn. Tarmacadam driveway with off road parking for several vehicles leading to: -

ATTACHED GARAGE: **17'0 (5.18m) x 8'6 (2.58m).** Metal up and over door. Light and power. Gas meter, electric meter and fuse board. Frosted double-glazed window to rear elevation. Frosted double-glazed door to rear garden.

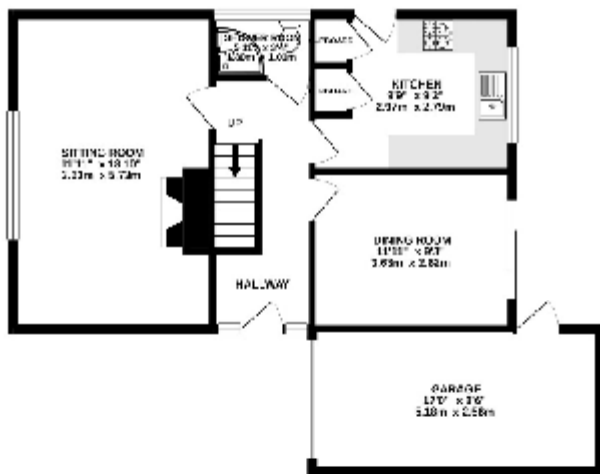
Pedestrian side access to the other side of the property.

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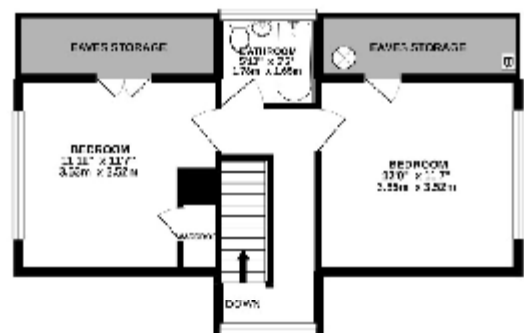
REAR GARDEN: Laid to patio to the rear of the property. Steps leading up to a further patio and on to a lawn area with shrub border. The whole enclosed by brick walling and panelled fencing affording very good privacy. External tap.



GROUND FLOOR
695 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan, some measurements of stairs, windows, door casings, etc. may vary slightly and no responsibility is taken for a space or an area statement. This plan is for illustrative purposes only and should be used as such by any person. In particular, this plan is not to be used as a basis for any legal proceedings and no guarantee is given regarding the accuracy of the area measurements.
 M. & W. 12/14/2021



ENERGY RATING: E-49

AGENTS NOTE: ALL MEASUREMENTS ARE APPROXIMATE

VIEWING: BY APPOINTMENTS VIA THE AGENT