



**30 Melville Road, Churchdown, Gloucester, GL3 2RD**

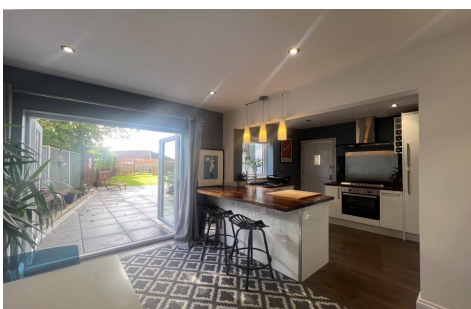
**O.I.EO £300,000**

Ref:LG24661

**A BEAUTIFULLY UPGRADED SEMI-DETACHED HOUSE IN A POPULAR & CONVENIENT POSITION.**

Situated on a no through road close to excellent schools, shopping & transport links. The major towns of Gloucester and Cheltenham are a 4-mile drive and access to the M5 is in easy reach.

Number 30 has been beautifully altered and improved in its current ownership to give practical and contemporary accommodation in very good condition throughout. The property comprises of three good sized bedrooms and luxury bathroom to the first floor, with sitting room, open plan kitchen/dining, and large utility room to the ground floor.



## **ACCOMMODATION**

### **Entrance Hall**

Accessed via upvc double glazed front door. Radiator. Cupboard. Laminate flooring. Fitted desk area. Double glazed window. Stairs to landing.

### **Sitting Room** 11' 7" x 11' 4" (3.53m x 3.45m)

Open cast Iron fireplace. Double glazed window. Wooden floor. Coved ceiling. Ceiling rose. Radiator. T.V. & telephone point.

### **Kitchen/Diner** 18' 4" x 13' 0" (5.58m x 3.96m)

Comprehensively fitted kitchen with wall & base units. Breakfast bar. Stainless steel sink & drainer with flexi spray tap. Oven. 5 ring gas hob with stainless steel splash back & extractor fan. Space for fridge/freezer. Plumbing for dishwasher. Double glazed window. French doors to the garden. Contemporary radiator. Laminate flooring.

### **Utility Room** 17' 2" x 8' 1" (5.23m x 2.46m)

Wall & base units. Plumbing for washing machine. Breakfast bar. Radiator. Double glazed windows. Access to W.C. Double glazed door to front of house & door to garden. Laminate floor.

### **Bedroom 1** 11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed window. Radiator.

### **Bedroom 2** 12' 4" x 10' 2" (3.76m x 3.10m)

Double glazed window. Radiator.

### **Bedroom 3** 9' 3" x 7' 6" (2.82m x 2.28m)

Double glazed window. Radiator

### **Bathroom**

White suite comprising of panelled bath with over head waterfall shower & shower attachment. Tiled walls. Vanity unit wash hand basin. Low level W.C. Mirrored cupboard. Stainless steel heated towel rail. Double glazed window. Inset ceiling spotlights. Tiled floor.

### **Rear Garden**

South backing garden with patio area leading to large lawn. Trellis leading to further area of lawn. Raised gravel bed. Garden shed. Fully enclosed with fencing. Outside tap.

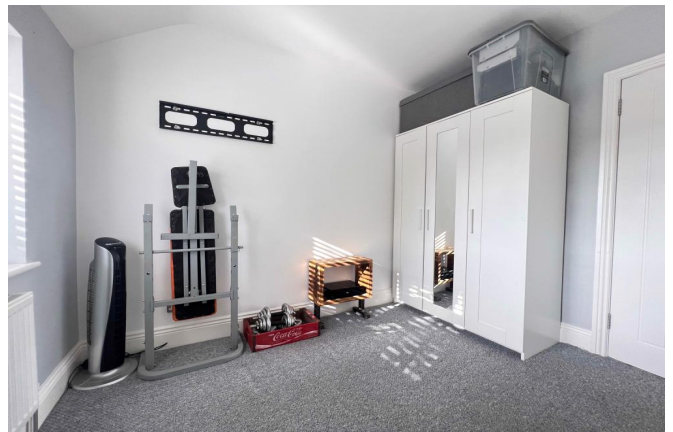
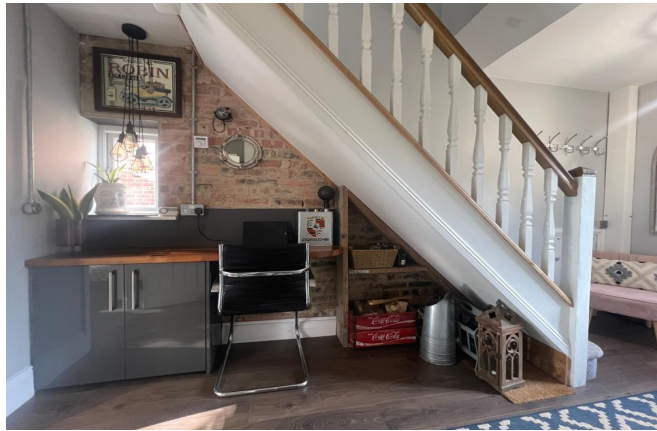
### **Front Garden**

Gravel driveway with mature hedging.

**EPC:D**

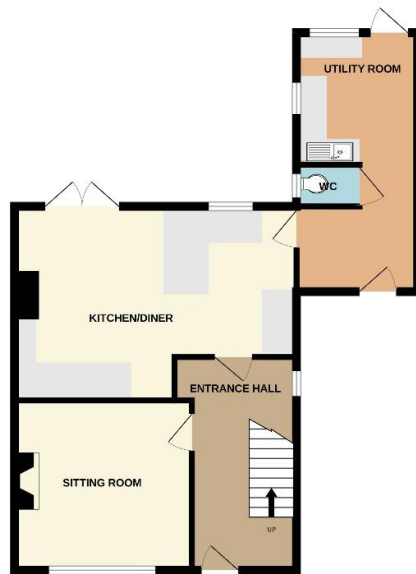
**COUNCIL TAX: B**



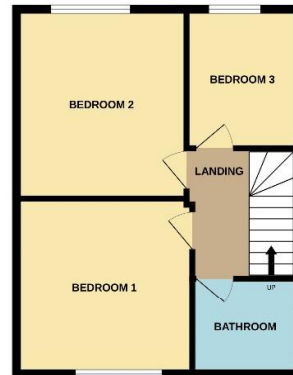




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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