

FOR SALE



Pirton Meadow, Churchdown

2 Bedrooms, 1 Bathroom, Terrace House, No chain

Asking Price Of £212,500

MARTIN&CO



- Mid-Terrace Home
- Popular Location
- Close to Local Amenities
- Good M5 Access
- 2 Double Bedrooms
- Conservatory
- Double Glazing
- CTax – C
- EPC - D

DESCRIPTION

NO ONWARD CHAIN - We are pleased to offer this 2 bedroom terraced home located in the ever popular Churchdown, close to local amenities with good access to Cheltenham, Gloucester and the M5. The property comprises; entrance hall, kitchen, lounge and conservatory, 2 double bedrooms, bathroom, gas central heating, double glazing, enclosed rear garden with gated rear access to the parking. EPC - D, CTax C. (Please note the photographs used are when the property was vacant)

HALLWAY

Stairs to the first floor, door to the kitchen, door to the lounge

KITCHEN

UPVC double glazed window to the front, range of eye and base units, oven, hob and extractor, washing machine and fridge freezer will stay.

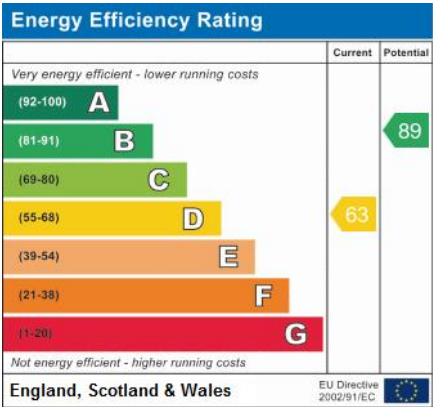
LOUNGE/DINER

A god sized room with double doors to the conservatory, under stairs cupboard.

CONSERVATORY

UPVC double glazed conservatory with double doors to the garden

LANDING doors to all rooms





BEDROOM

UPVC double glazed window to the front



BATHROOM

Wash basin, bath with shower over and WC

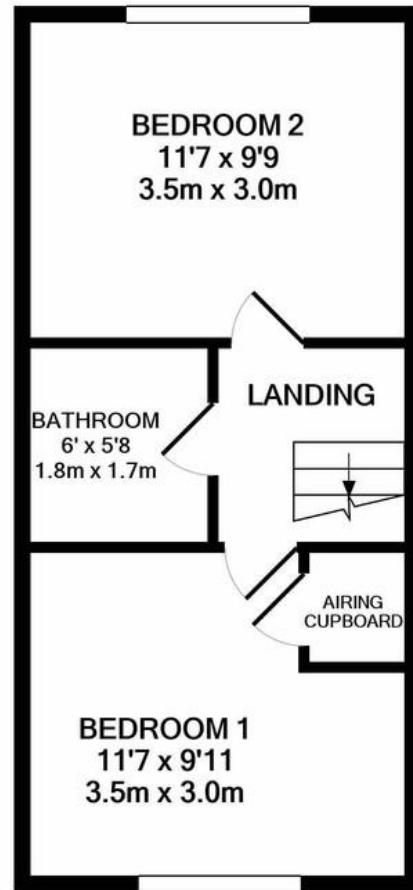
BEDROOM

A 2nd double with UPVC double glazed window to the rear

GARDEN

Low maintenance garden with rear access to further communal parking





1ST FLOOR
APPROX. FLOOR
AREA 297 SQ.FT.
(27.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 674 SQ.FT. (62.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 such 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.