

FOR SALE



Minstrel Way, Churchdown, Gloucester

3 Bedrooms, 1 Bathroom, House

Asking Price Of £269,500





- End of Terrace
- 3 Bedrooms
- Lounge & Dining Room
- Modern Kitchen
- Modern Bathroom
- Ample Parking to the side
- Good Sized Garden
- CTax – C
- EPC - C

DESCRIPTION Must be viewed this spacious 3 bedroom family home in the ever popular Churchdown offering good access to both Cheltenham & Gloucester & the M5, comprises hallway, lounge, dining room and modern kitchen, 2 double bedrooms and 1 single, bathroom, gas central heating and UPVC double glazing throughout, ample parking to the side for 2/3 cars and a good sized garden, with good privacy, enclosed by hedging at the rear. EPC C, Ctax C - No onward chain

HALLWAY Enter via the front door in to the hall with stairs to the first floor, door to the lounge

LOUNGE Window to the front, Tv point and radiator, archway through to the dining room

DINING ROOM Door with two side windows to the garden, radiator, archway to the kitchen

KITCHEN modern kitchen offers eye and base units, roll top work surface, sink and drainer, inset oven & hob with stainless steel extractor hood over, tiled splash backs, fridge/freezer space, washing machine space.

LANDING Doors to all rooms

BEDROOM 1 Window to the front, radiator, wardrobe recess and airing cupboard

BEDROOM 2 Window to rear, radiator

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

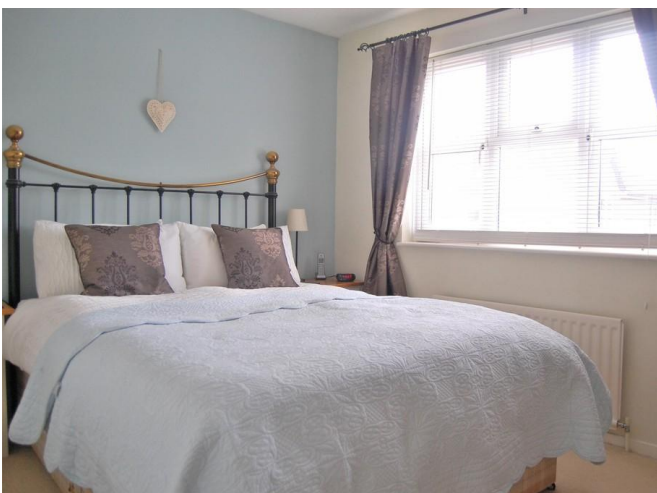


BEDROOM 3 Window to rear, radiator

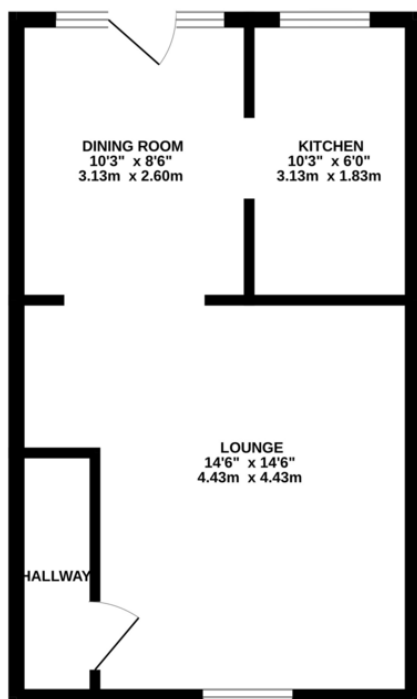


BATHROOM modern bathroom with white suite comprising WC, wash basin, bath with shower over and modern splashback areas, window to the side

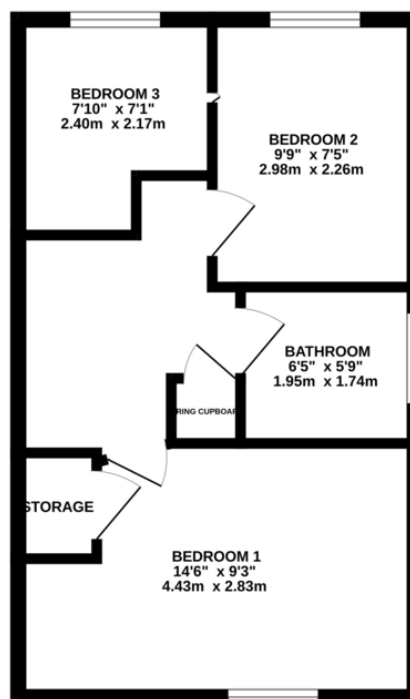
OUTSIDE To the front is a lawn and flower boarder, driveway to the side for 2/3 cars and gated access giving access to a good sized rear enclosed by shrubs and hedging, block paved patio area



GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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