

# Farr & Farr

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**PRICE: £225,000**

**REF: CD23566**

## 19 Glendower Close Churchdown Gloucester GL3 1NR



### **A BEAUTIFULLY PRESENTED MODERN THREE BEDROOM TOWNHOUSE IN A VERY PLEASANT CUL-DE-SAC LOCATION**

SITTING ROOM: DINING ROOM: FITTED KITCHEN: THREE BEDROOMS: BATHROOM:  
ALLOCATED OFF-ROAD PARKING: PLEASANT REAR GARDEN: DOUBLE-GLAZING:  
WARMED BY GAS-FIRED CENTRAL HEATING:



## 19 GLENDOWER CLOSE, CHURCHDOWN, GLOUCESTER GL3 1NR.

Glendower Close is situated on the popular Highgrove Development in Churchdown all but equidistant from Cheltenham and Gloucester alike. Number 19 is a light and airy, beautifully presented three bedroom townhouse benefitting from double-glazing and warmed by gas-fired central heating. The property also possesses a very pleasant rear garden with the accommodation arranged as follows: -

Canopied entrance porch. Double-glazed entrance door into: -

**ENTRANCE HALLWAY:** Radiator. Power points. Stairs to first floor. Door to: -



**SITTING ROOM: 14'8 (4.47m) max x 11'4 (3.45m).** Double-glazed window to front elevation. Radiator. Telephone point. Fuse board. Power points. Television point. Under stairs recess. Arched opening through to: -



**DINING ROOM: 10'2 (3.1m) x 8'5 (2.57m).** Concealed radiator. Power points. Double-glazed tilt and turn patio doors to rear garden. Arch through to: -



**KITCHEN:**

**10'1 (3.07m) x 6'0 (1.83m).** Modern fitted kitchen of wall and base units with square edge laminated work surfaces and matching upstands. Integrated 'Beko' automatic washing machine. 1½ bowl single drainer sink unit with mono bloc chrome tap. Integrated 'Hotpoint' fan assisted electric oven. Four ring gas hob over with glass splash back and extractor hood above. Cooker point. Integrated fridge. Integrated freezer. Cupboard housing wall mounted gas-fired boiler supplying central heating system and domestic hot water. Double-glazed window to rear elevation. Power points.

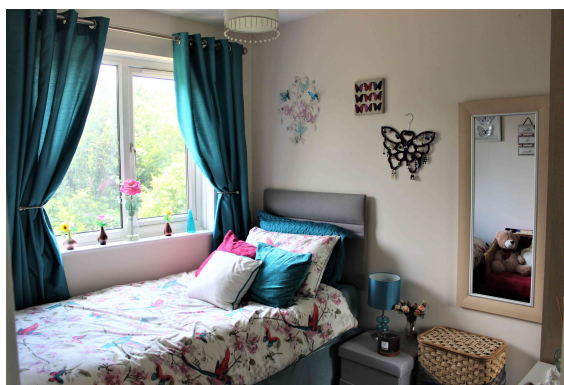


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From the entrance hallway stairs lead up to: -

**LANDING:** Access to loft space. Power point. Airing cupboard housing factory lagged tank with immersion heater. Latticed shelving over and digital timer for heating system.

**BEDROOM 1:** 11'8 (3.56m) to wardrobe door front x 8'9 (2.67m). Radiator. Power points. Double-glazed window to front elevation. Double built-in wardrobe with hanging rail and shelving. Addition built-in storage cupboard/wardrobe.



**BEDROOM 2:** 9'1 (2.77) x 7'3 (2.2m). Radiator. Power points. Double-glazed window to rear elevation.

**BEDROOM 3:** 7'8 (2.34m) x 7'3 (2.2m) max. Currently used as a dressing room. Radiator. Power points. Double-glazed window to rear elevation.





## **19 GLENDOWER CLOSE, CHURCHDOWN, GLOUCESTER GL3 1NR.**

**BATHROOM:** Fully tiled with white suite of tiled panelled bath with 'Triton Samba' electric shower over. Vanity wash hand basin with cupboard beneath and wall mounted mirror over. Low level W.C. Wall mounted glass fronted medicine cabinet. Recessed area with glass shelving. Extractor fan.



### **OUTSIDE:**

**FRONT GARDEN:** Tarmacadam hard standing with off road parking for two/four vehicles. Roll edged slate border. Pathway to front door.

**REAR GARDEN:** Patio area to the rear of the property. Remainder laid neatly to lawn with wood edged gravelled border and mature shrubs. Decked area to the rear of the garden with timber garden shed. Security lighting. Outside tap. Whole enclosed by panel fencing.



### **AGENTS NOTE:**

The rear garden backs on to parkland with a very private aspect to the rear.

### **ENERGY RATING:**

**TBC**

### **AGENTS NOTE:**

**ALL MEASUREMENTS ARE APPROXIMATE**

### **VIEWING:**

**BY APPOINTMENT VIA THE AGENT**