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PRICE: £315,000

REF: CD23536

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



**A THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF
SOME UPDATING BACKING ON TO OPEN COUNTRYSIDE**

**SITTING ROOM/DINING ROOM: KITCHEN/BREAKFAST ROOM: THREE
BEDROOMS: BATHROOM: SEPARATE CLOAKROOM: GARAGE: GAS FIRED
CENTRAL HEATING: DOUBLE GLAZING: GARDENS FRONT AND REAR**

Estate Agents

Surveyors

Valuers

Website: www.farrandfarr.co.uk

FOUR LOCAL OFFICES

77 OLDBURY ORCHARD, CHURCHDOWN, GLOUCESTER, GL3 2NX

Situated in Oldbury Orchard is this three bedroom semi-detached family home. The property is in need of some updating but offers an ideal opportunity for a buyer to alter the property to their own requirements. Benefitting from double-glazing and warmed by gas central heating the accommodation is arranged as follows: -

Double-glazed door, with double-glazed side panel into: -

ENTRANCE PORCH: Double-glazed to two further elevations. Frosted double-glazed door in to: -

ENTRANCE HALLWAY: Stairs to first floor. Double panelled radiator. Central heating thermostat. Glazed doors to: -

SITTING/DINING ROOM: **21'8 (6.59m) x 13'6 (4.12m) narrowing to 10' 9 (3.28m).** Full length double-glazed window and double-glazed patio doors to rear garden. Two radiators. Fitted gas fire with Cotswold stone hearth and mantel with Cotswold stone plinth to either side. Power points. T.V. point. Coving to ceiling.



KITCHEN: **12'8 (3.87m) x 6'11 (2.1m) plus door recess area.** Fitted kitchen of wall and base units with roll edge laminated work surfaces. Stainless steel single drainer and sink unit. Double-glazed window to front elevation. Frosted double-glazed door to side of property. Part tiled walls. Power points. Plumbing for automatic washing machine. Space for electric cooker. Under stairs storage cupboard.



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From the entrance hallway stairs lead up to: -

FIRST FLOOR LANDING:

Access to loft space. Door to airing cupboard housing 'Worcester' combination boiler supplying instantaneous hot water and central heating system. Doors to: -

BEDROOM 1:

10'4 (3.15m) x 9'2 (2.79m) to wardrobe door fronts. Double-glazed window to front elevation. Double panelled radiator. Power point. Built in wardrobes to one complete elevation.



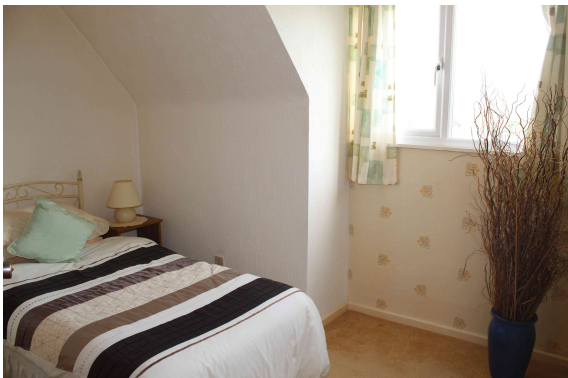
BEDROOM 2:

11'7 (3.52m) x 11'4 (3.46m). Double-glazed window to rear elevation with far reaching panoramic views. Double panelled radiator. Power points.



BEDROOM 3:

10'2 (3.09m) max x 8'7 (2.61m) max. Double-glazed window to rear elevation. Far reaching panoramic views. Power point.



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BATHROOM:

Coloured suite of panelled bath with electric shower over. Pedestal wash hand basin. Part tiled walls. Frosted double-glazed window to side elevation. Double panelled radiator.



SEPARATE CLOAKROOM: Low level W.C. Half tiled walls. Frosted double-glazed window to side elevation.

OUTSIDE:

FRONT GARDEN:

Laid to lawn with shrub borders. Tarmacadam driveway to integral garage

INTEGRAL GARAGE:

Metal and up and over door. Light and power.

Pathway leading down the side of the property. External tap.

REAR GARDEN:

Patio to the rear of the property leading on to lawn with shrubs/flower borders and the whole enclosed by hedging.



ENERGY RATING:

D-62

AGENTS NOTE:

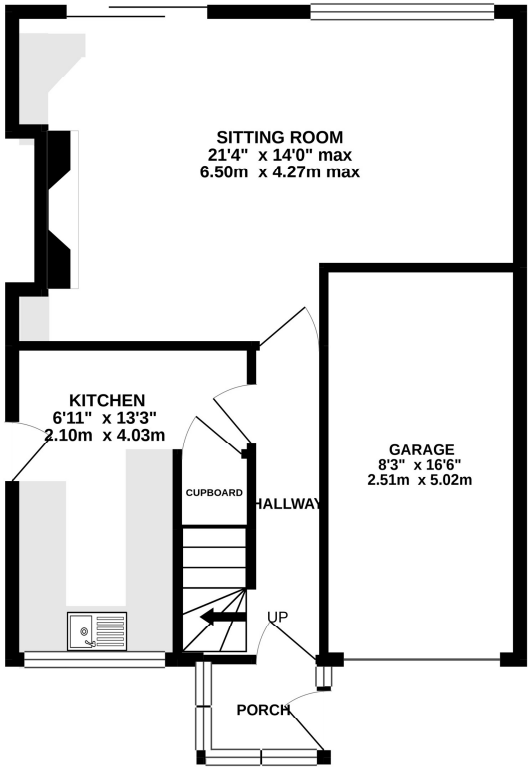
ALL MEASUREMENTS ARE APPROXIMATE

VIEWING:

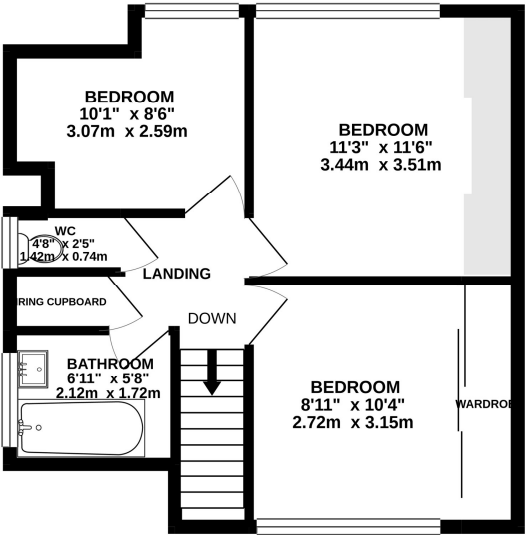
BY APPOINTMENT VIA THE AGENT

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GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.4 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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