



259, Pirton Lane, Churchdown, Gloucester, GL3 2QJ

£400,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Chosen Estate agents are thrilled to be presenting this bay fronted three bedroom semi-detached home to the market, situated on the ever popular Pirton Lane in Churchdown!

Internally, this charming property offers open plan living-dining room, conservatory, kitchen-breakfast area, and a downstairs WC. The first floor boasts three fantastic double bedrooms, and family bathroom comprising bath, separate shower, WC and basin.

Externally, to the front, you have an excellent driveway providing off road parking for three/four vehicles. You have side access leading to the larger than average single garage, with power.

The real showpiece is the stunning rear garden. Separated into two sections, the front space has an area laid to lawn, with a patio area perfect for Alfresco dining. The back section of the garden was previously utilised as a vegetable patch, and presents the perfect opportunity for any green fingered folk out there! There are also some apple trees at the end of the garden.

This really will make a fantastic family home, and is sure to attract plenty of early interest. Get in touch to arrange your viewing today!

Agents Note.

Freehold.

EPC Rating: C69


Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area

- Three Double Bedrooms
- Open Plan Living-Dining Room And Conservatory
- Large, Enclosed Rear Garden
- No Onward Chain
- Council Tax Band: C
- Semi-Detached Home
- Garage And Driveway Providing Off Road Parking For Three/Four Vehicles
- Incredibly Desirable Location
- EPC Rating: C69

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	





Floor 0



Floor 1

Approximate total area⁽¹⁾

1119.6 ft²

Reduced headroom

9.86 ft²

(1) Excluding balconies and terraces

⌊ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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