



2 Pirton Crescent, Churchdown, Gloucester, GL3 2SG

£298,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

No Onward Chain | Cul-de-Sac Location | Two Bedrooms | Semi-Detached Bungalow.

Situated in a peaceful cul-de-sac in Churchdown, this two bedroom semi-detached bungalow is offered to the market with no onward chain, presenting an excellent opportunity for downsizers, first-time buyers or those seeking single-storey living in a well-established residential setting.

The accommodation extends to approximately 764 sq. ft. and is well laid out throughout. An entrance porch leads into a central hallway providing access to all principal rooms. To the front of the property is a generous living room, featuring a large window that allows for plenty of natural light.

The modern kitchen sits to the rear and offers a range of fitted units with space for appliances, alongside access to a useful utility room with door to the garden. There are two well-proportioned bedrooms, both offering comfortable accommodation. A family bathroom completes the internal layout.

Externally, the property benefits from a driveway providing off-road parking and a low-maintenance front garden. To the rear is an enclosed patio garden, ideal for outdoor seating and entertaining, with mature planting and access to a brick-built outbuilding/store.

Further benefits include gas central heating and double glazing.

Located within easy reach of local amenities, transport links and Cheltenham town centre, this bungalow offers both convenience and potential, with scope for modernisation if desired.

### Agents Note


Freehold  
EPC Rating: D66  
Tewkesbury Borough Council Band: C  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

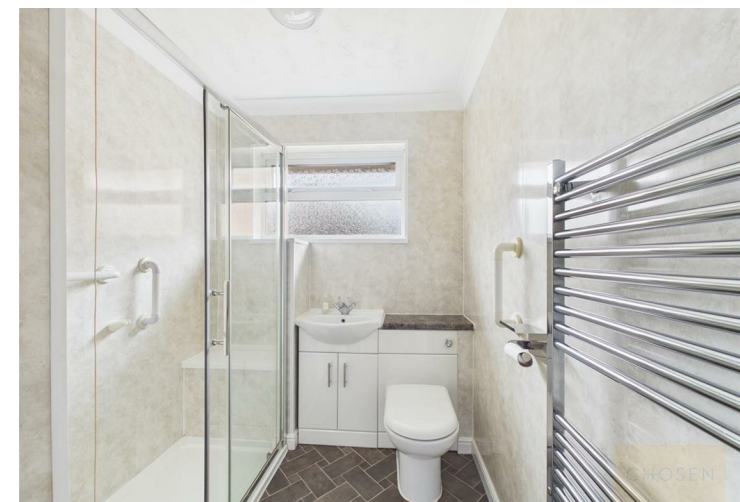
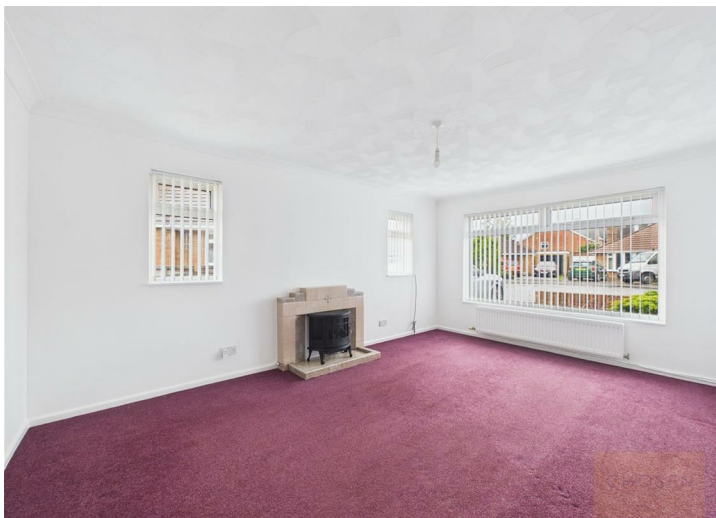
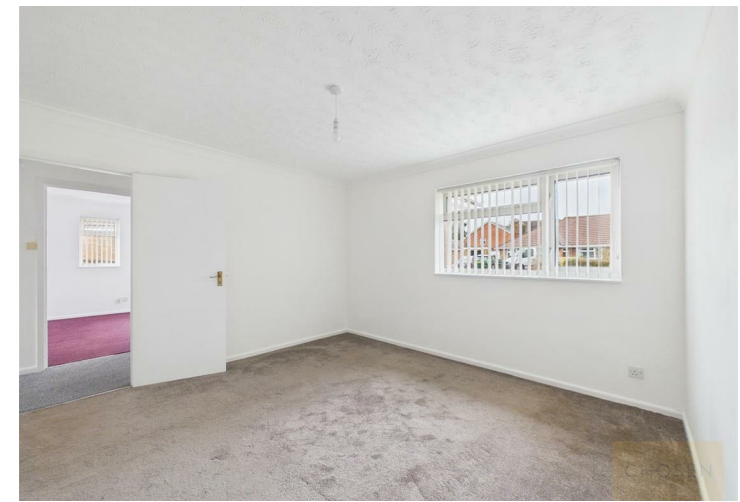
### Flood Risk:

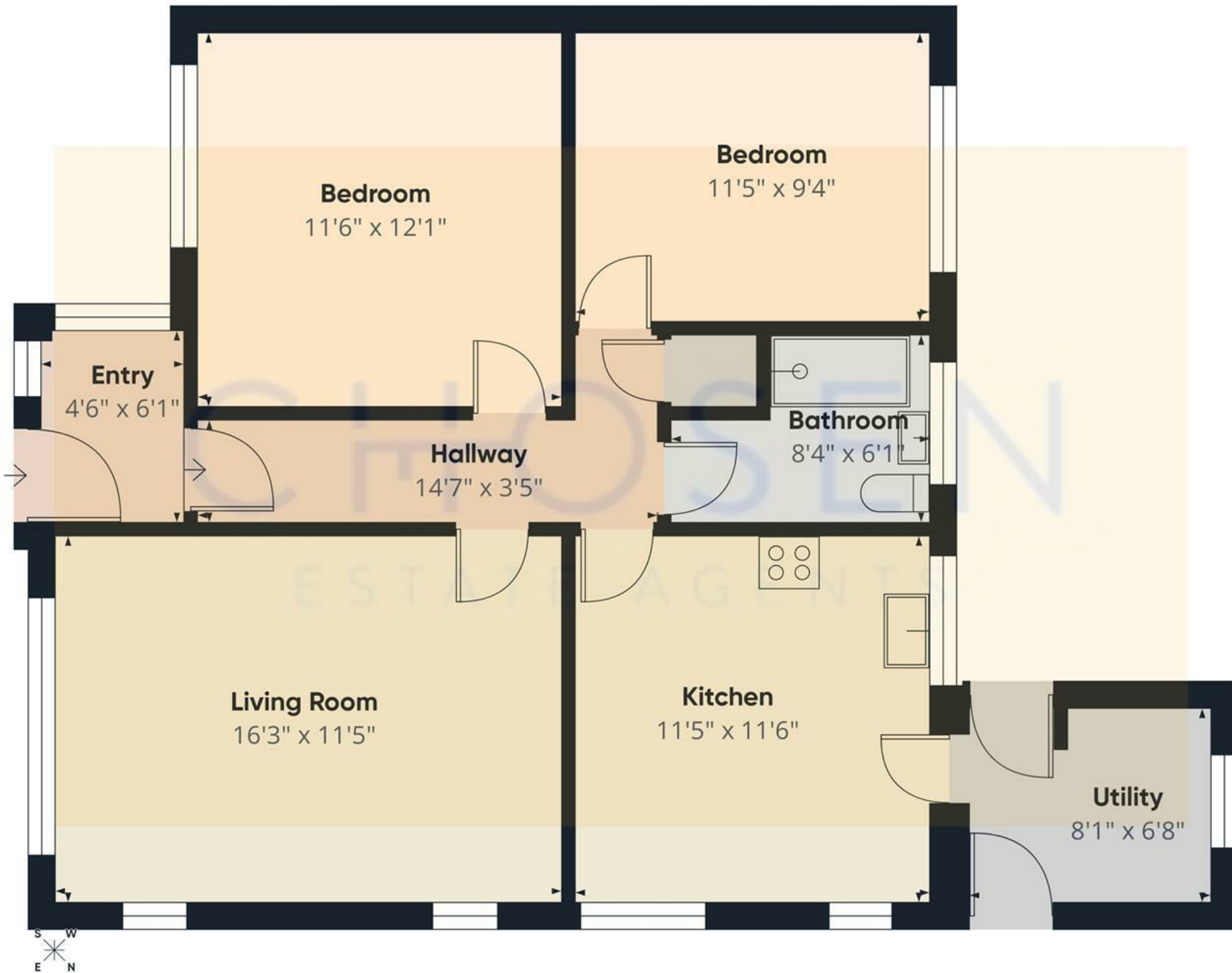
Rivers & Seas: Very Low  
Surface Water: Very Low

- Two Bedroom Semi-Detached Bungalow
- No Onward Chain
- Modern Kitchen And Bathroom
- EPC Rating: D66
- Cul-De-Sac Location
- Garage And Driveway
- Low Maintenance Rear Garden
- Council Tax Band: C

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Approximate total area<sup>(1)</sup>

764 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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