



21 Lorimer Gardens, Churchdown, Gloucester, GL3 1GD

£280,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

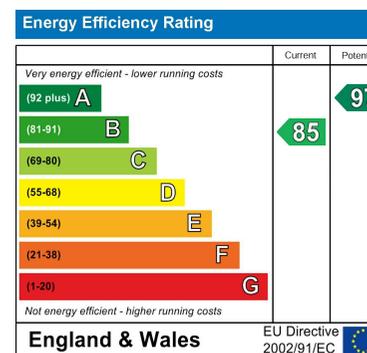
Tucked away within the ever-popular Pirton Field development, this delightful two double bedroom mid-terrace home offers thoughtfully arranged accommodation with a warm and inviting feel throughout. Ideal for first-time buyers, downsizers, or investors, the property combines practical living space with a comfortable atmosphere in a well-regarded residential setting.

The ground floor is entered via a welcoming hallway which leads through to a generously proportioned living room, positioned to the rear of the property. This bright and versatile space forms the heart of the home, providing ample room for both relaxing and dining, while enjoying views over the enclosed rear garden. The connection to the outdoor space enhances the sense of openness and creates an ideal environment for everyday living and informal entertaining. The kitchen is arranged to provide ample cupboard space and practical storage, creating a functional area for meal preparation. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the sense of space continues with two well-sized double bedrooms, both offering comfortable proportions and flexibility for a variety of uses, whether as sleeping accommodation, a guest room, or a home office. The family bathroom is centrally located and serves both bedrooms, while the landing provides access to all first-floor rooms.

Externally, the property enjoys a desirable mid-terrace position within this established development, known for its friendly community feel and accessibility to local amenities. The enclosed rear garden offers a private outdoor retreat, perfect for relaxing, gardening, or enjoying time outdoors during the warmer months.

- Mid-terrace home
- Two double bedrooms
- Sought after development
- Ideal for First Time Buyers
- Off road parking for two
- Enclosed rear garden
- EPC Rating - B85
- Council Tax Band - B



## Agents Note

Freehold  
EPC Rating: B85  
Tewkesbury Borough Council Tax Band: B  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

Flood Risk:  
Rivers & Seas: Very low  
Surface Water: Very Low





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
804 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.

GIRAFFE360

