



12 Pirton Lane, Churchdown, Gloucester, GL3 2RT

£400,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

As you enter the property, you're welcomed into a bright hallway that leads into the cosy front sitting room, complete with a charming log burner – ideal for those winter evenings. The heart of the home is the stunning rear kitchen, which has been extended and thoughtfully designed to create a spacious and sociable area. It features a central island, ample worktop space, and direct access to the rear garden through the bi-folding rear doors. A useful laundry room and downstairs WC are also tucked neatly off the kitchen for added convenience.

Upstairs, the property offers three well-proportioned double bedrooms, each with modern décor. The stylish bathroom features contemporary fittings and serves all bedrooms easily. An additional dressing room/wardrobe off the main bedroom adds a luxurious touch.

Outside, the generous rear garden is a real highlight – boasting a generous patio for entertaining, a lush lawn for play or relaxation, and mature borders. To the front, the property benefits from off-road parking for three vehicles, and a garage. This home is also being offered to the market with no onward chain.

Agents Note

Freehold

EPC Rating: C70

Tewkesbury Borough Council Band: D

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.


Flood Risk

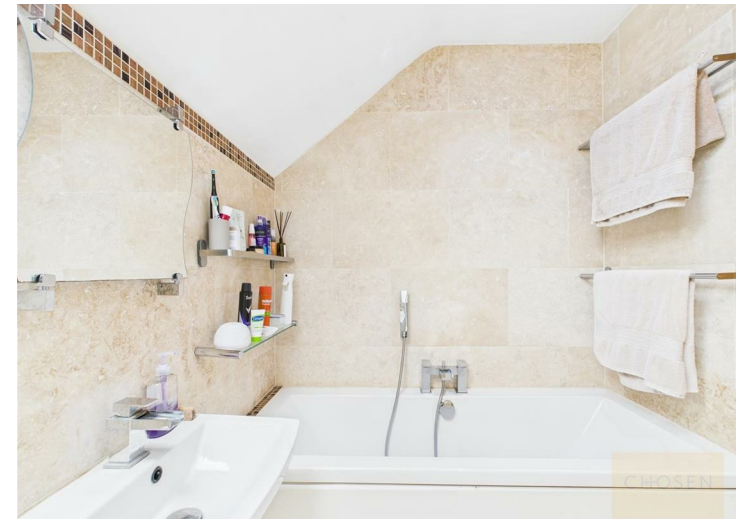
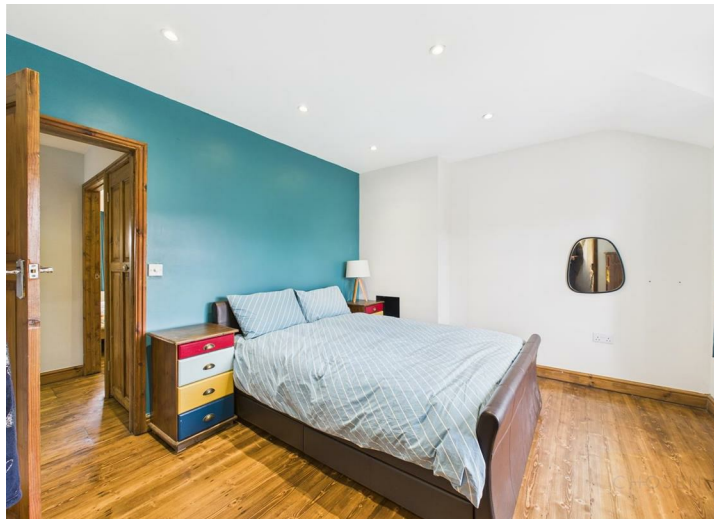
Rivers & Seas: Very Low

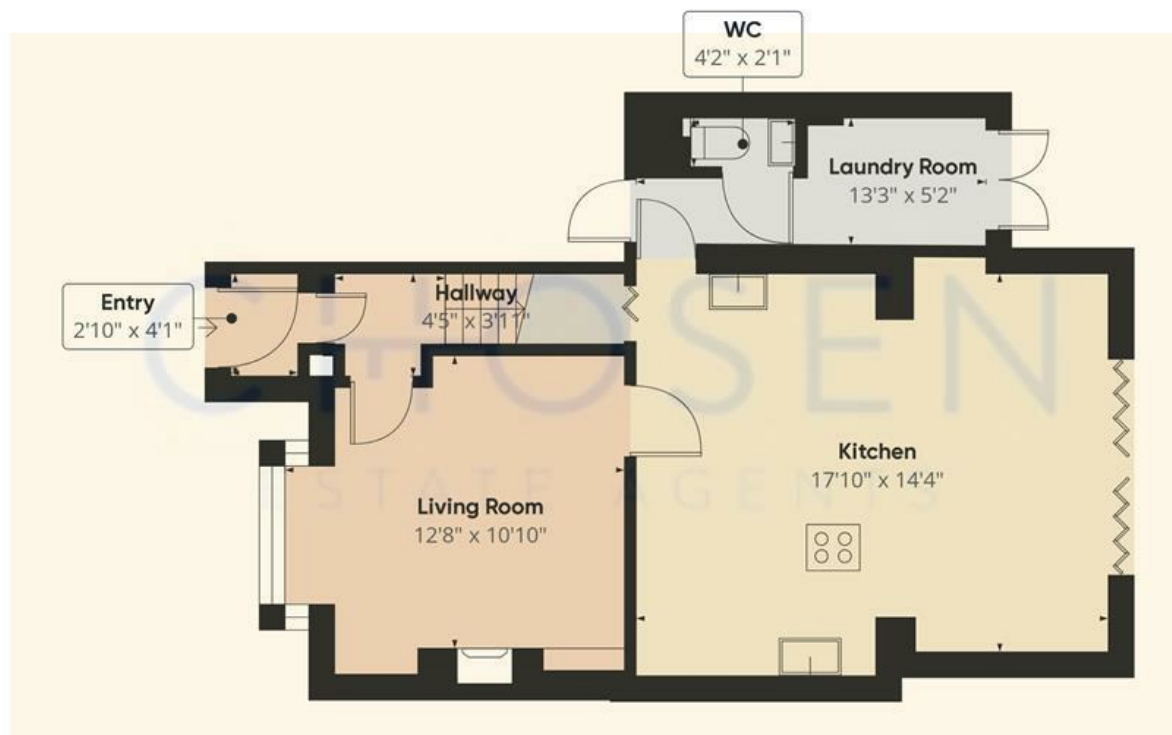
Surface Water: Very Low

- Extended Three-Bedroom Semi-Detached Home
- Separate Utility Room
- Driveway Providing Off Road Parking
- EPC Rating: C70
- Stunning Open-Plan Kitchen-Dining Space With Bi-Folding Doors
- Generous Rear Garden With Patio And Lawn
- Walk In Wardrobe And En-Suite To Bedroom One
- Council Tax Band: D

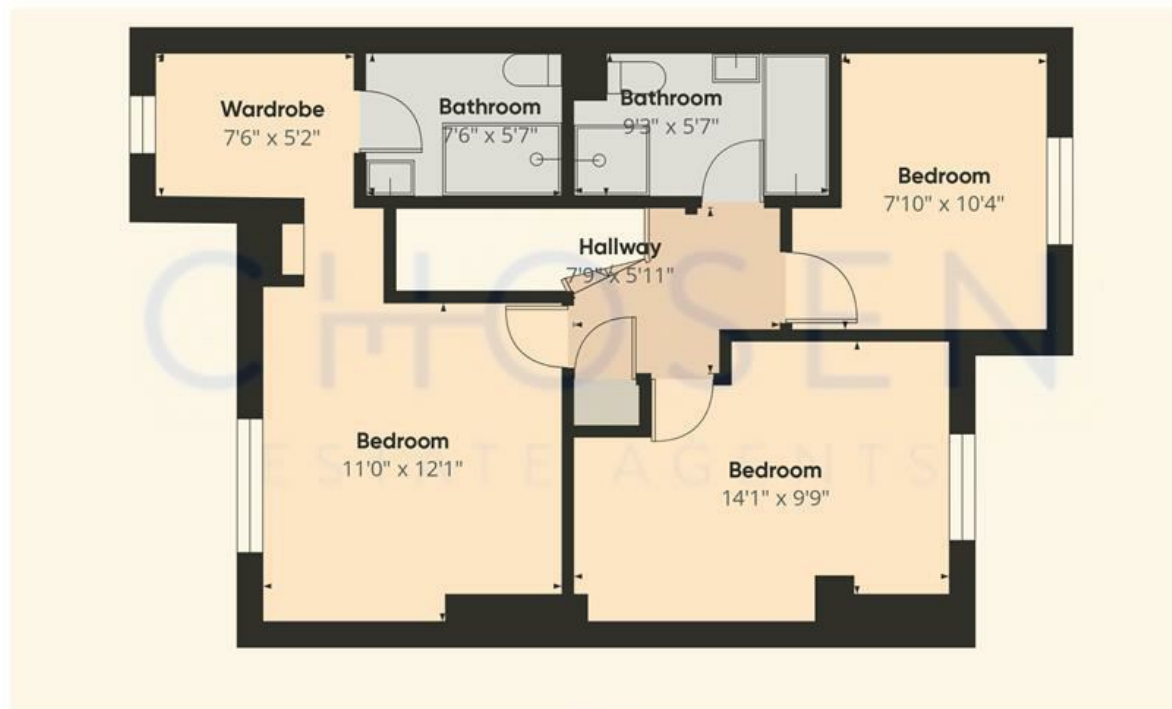
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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⁾

1052.27 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360