



**2 Sandown Lawn, Gloucester, GL3 2TB**

**Offers Over £375,000**

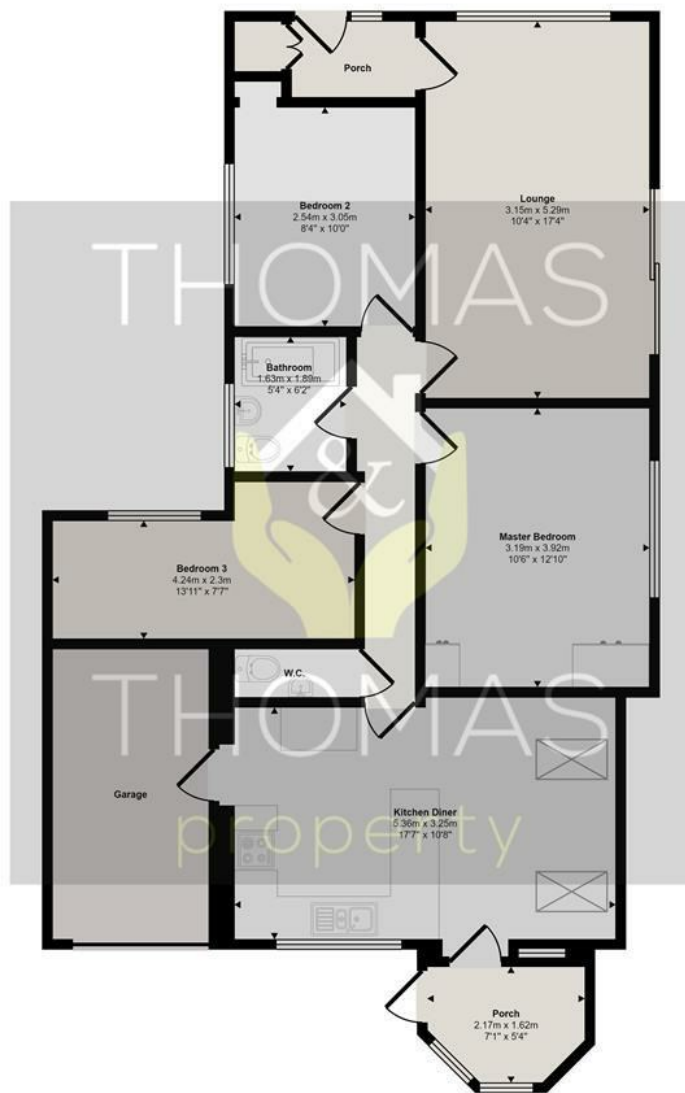
Thomas and Thomas are pleased to present this beautiful detached three bedroom bungalow in the sought after village of Churchdown. Located just a short walk from local shops and amenities and on multiple bus routes connecting to Gloucester and Cheltenham.

This property has been tastefully extended and modernised throughout. Briefly comprising of: Entrance porch leading to the large kitchen diner with integrated appliances and skylights creating a light and open space. The garage can also be accessed from the kitchen, equipped with light and power. Moving through the property there is a WC and family bathroom with shower over bath. There are two double bedrooms, both with storage and finally a third bedroom which is currently use as a home office.

The property can be accessed from both the front and back. Outside there is a private enclosed garden with patio and grass areas to the side of the bungalow. There is also a grass area to the front and driveway parking and garage to the back. There is a full virtual tour of the property available, please call today to arrange your viewing!

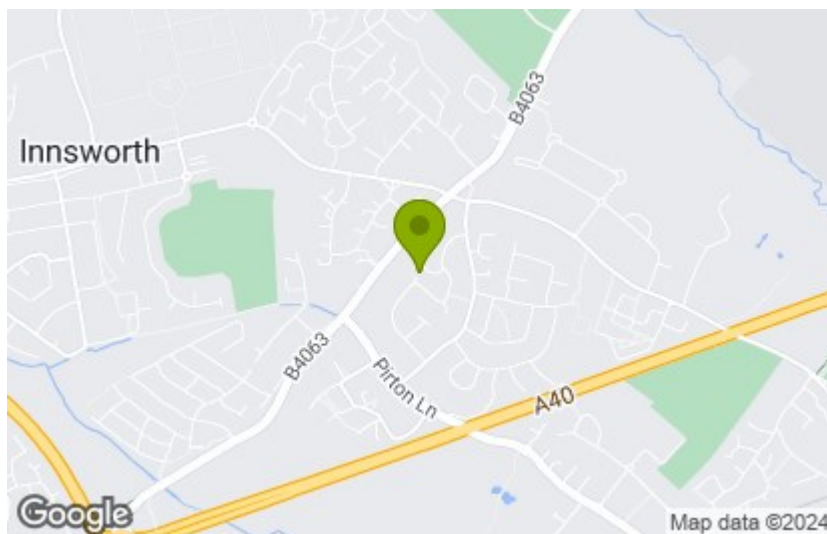
- Three Bedroom Detached Bungalow
  - Churchdown Village Location
    - Garage With Parking
  - Beautifully Presented Throughout
    - Open Plan Kitchen/Diner
    - Private Enclosed Garden

Approx Gross Internal Area  
91 sq m / 985 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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