



40 Sandycroft Road

Churchdown, Gloucester, GL3 1JH

£339,950



Discover your dream family home nestled in a quiet and sought-after cul-de-sac in Churchdown. This beautifully extended three-bedroom semi-detached house combines modern open plan living with traditional comforts, making it an ideal setting for both entertaining and everyday family life.

The accommodation comprises of: Entrance hallway, sitting room, OPEN PLAN kitchen/family/dining area, three bedrooms & bathroom. Outside offers off road parking for several vehicles and an outbuilding/ garage which could easily be converted into habitable living space *subject to relevant planning/ regulation*.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, storage cupboard, stairs to first floor with under stairs storage. Doors to sitting room & open plan kitchen/diner/family area.

Sitting Room 11'9" x 11'8" (3.59 x 3.58)

Upvc double glazed bay window to front, television point, radiator, power points.

Open Plan Kitchen/Diner/Family Area 22'11" x 18'1" (7.01 x 5.52)

Upvc double glazed windows to side & rear, skylight, Upvc double glazed bi fold doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, built in fridge, washing machine, dishwasher & tumble dryer. two radiators, power points, laminate flooring.

First Floor Landing

Upvc double glazed windows to side, access to loft via hatch, doors to all rooms.

Bedroom 1 11'10" x 9'10" (3.61 x 3.02)

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 2 11'11" x 8'6" (3.64 x 2.60)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3 7'5" x 6'11" (2.28 x 2.11)

Upvc double glazed windows to rear, radiator, power points, built in storage.

Bathroom 6'0" x 5'10" (1.84 x 1.78)

Upvc frosted double glazed window to front, paneled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, shaver point.

Rear Garden

An enclosed garden which is partly paved, mainly laid to lawn, flower & shrub borders, cold water tap, gated side access. Door to outbuilding.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band C

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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