



## 34 Grove Road

, Churchdown, GL3 2SW

**£260,000**



We are pleased to bring to the market this attractively priced three-bedroom terrace home located in the sought-after area of Churchdown. With spacious accommodation throughout and an open outlook to the front, this property offers excellent potential for buyers looking to add their own personal touch.

In terms of living space we have: Entrance hallway, cloakroom, lounge/diner, kitchen & study ( which could also become a smaller bedroom) Upstairs are three double bedrooms & shower room. Outside we have an enclosed garden.

Further benefits include Upvc double glazing throughout, gas central heating ( boiler fitted recently) & no chain.



### Entrance Porch 7'5" x 7'0" (2.27 x 2.15)

Accessed via front door, windows to side, pvc roof, door to:

### Hallway

Accessed via door, stairs leading to first floor, storage cupboard, doors to cloakroom, lounge/diner, kitchen & study, radiator, power points.

### Cloakroom 4'5" x 4'5" (1.37 x 1.35)

Low level wc & pedestal wash hand basin.

### Kitchen 10'5" x 10'0" (3.19 x 3.06)

Upvc double glazed window & door to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, cupboard housing combination boiler, power points, laminate flooring.

### Lounge/Diner 20'10" x 10'9" (6.36 x 3.29)

Upvc double glazed windows to front & Upvc double glazed sliding doors to rear, two radiators, power points, television point.

### Study 7'1" x 6'9" (2.18 x 2.06)

Upvc double glazed window to front, radiator.

### First Floor Landing

Access to loft via hatch, doors to all rooms.

### Bedroom 1 13'9" x 8'11" (4.21 x 2.74)

Upvc double glazed windows to rear, radiator, power points, laminate flooring, storage cupboard.

### Bedroom 2 10'6" x 10'0" (3.21 x 3.05)

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

### Bedroom 3 10'10" x 7'3" (3.31 x 2.21)

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

### Shower Room 9'1" x 4'3" (2.78 x 1.30)

Upvc frosted double glazed window to front, walk in shower cubicle, low level wc & pedestal wash hand basin, tiled walls, heated towel rail.

### Rear Garden

An enclosed area which is maintenance free. small area laid to artificial lawn, shed.

### 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(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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