



2 Pirton Crescent

Churchdown, Gloucester, GL3 2SG

£290,000



Murdock & Wasley Estate Agents are delighted to present this two-bedroom bungalow, located in the ever-popular village of Churchdown, Gloucester.

Positioned at the end of a peaceful cul-de-sac, this property offers fantastic potential, as it is in need of modernisation. The home features two generously sized double bedrooms, a spacious lounge, a refitted kitchen, and a contemporary bathroom. Externally, there is a private, low-maintenance rear garden, a driveway providing ample off-road parking, and a garage for additional storage or workspace.



Entrance Porch

UPVC double glazed windows to side and door leading to the front. Door to:

Entrance Hall

Radiator, airing cupboard. Doors lead off:

Lounge

Tv Point, power points, radiator, feature fireplace, front and side aspect upvc double glazed windows.

Kitchen/Diner

Range of wall, base and drawer mounted units, worksurfaces, composite sink and drainer with mixer tap over, oven/ grill with four ring hob and extractor hood over. Appliance points, power points, radiator. Wall-mounted gas combination boiler. Space for fridge/freezer, dishwasher and dining table. Part tiled walls. Rear and side aspect upvc double glazed window. Double glazed door leading to:

Utility Room

Power points, space for washing machine, tumble dryer and fridge/freezer. Doors to garden and driveway.

Bedroom One

Power points, radiator, front aspect upvc double glazed window

Bedroom Two

Power points, radiator, rear aspect upvc double glazed window

Shower Room

Suite Comprising: step in double shower cubicle, vanity

wash hand basin, low level wc, heated towel rail, panelled walls, rear aspect upvc double glazed window.

Outside

To the front of the property, you'll find a gravelled garden. A generous driveway runs down the side of the property, providing ample off-road parking and leading directly to the garage, offering additional storage or parking space.

The rear garden is a private and low-maintenance space, thoughtfully designed for easy upkeep. Fully laid with patio slabs, it provides the perfect setting for outdoor dining, entertaining, or simply unwinding. Raised flower beds can add a touch of greenery, while wooden panel fencing encloses the garden, ensuring privacy and security.

Garage

Accessed via up 'n' over door, power and lighting. Side aspect windows.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold

Local Authority

Tewkesbury Borough Council
Council Tax Band: C

Awaiting Vendor Approval

These 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		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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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