



# 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

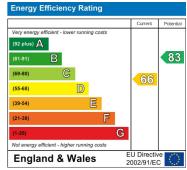
## **Local Authority**

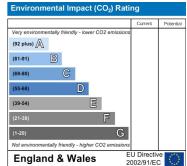
Tewkesbury Borough Council Council Tax Band: C

# **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.







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