



13 Albemarle Road

Churchdown, Gloucester, GL3 2HH

Offers in excess of £475,000



Murdock & Wasley Estate Agents are delighted to present to the open market this superbly presented three-bedroom detached bungalow, located in the highly sought-after village of Churchdown.

Recently extended and fully renovated, this property now offers spacious and modern accommodation designed to meet everyday needs. Highlights include an impressive open-plan kitchen/diner, a master bedroom with dressing area and en-suite, and a beautifully enclosed south-westerly facing garden.

We expect significant interest in this property and highly recommend arranging an early viewing to avoid disappointment.



Entrance Hall

Accessed via composite double glazed door, power points, radiator, LVT flooring, door to storage cupboard, inset ceiling spotlights. Doors lead off:

Open Plan Kitchen/ Living Area

Range of base, wall and drawer mounted, Quartz worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, integral microwave, fridge/ freezer, wine cooler and dishwasher. Space for dining table, LVT flooring, Tv point, two wall mounted radiators, roof lantern, inset ceiling spotlights, rear aspect upvc double glazed bi-folding doors. Door to:

Utility

Range of base mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, space for washing machine, tumble drier, fridge/ freezer. Radiator, LVT flooring, inset ceiling spotlights, front aspect upvc double glazed door.

Lounge

Tv point, power points, radiator, feature electric fireplace, inset ceiling spotlights, side aspect upvc double glazed window.

Master Bedroom

Tv point, power points, radiator, inset ceiling spotlights, side aspect upvc double glazed window. Opening to:

Dressing Area

Power points, space for dressing table and wardrobes. Door to:

En-Suite

Double shower cubicle with waterfall shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, fully tiled walls, tiled flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, inset ceiling spotlights, side aspect upvc double glazed window.

Bedroom Three

Power points, radiator, inset ceiling spotlights, side aspect upvc double glazed window.

Bathroom

Suite comprising of a panelled bath with electric shower over, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, LVT flooring, side aspect upvc double glazed window.

Outside

To the front of the property, there is a neatly landscaped garden featuring an artificial lawn and a Red Robin tree. A porcelain path leads invitingly to the front door.

The property also benefits from a tarmacadam driveway offering off-road parking for multiple vehicles. Double wooden gates open to provide access to additional parking, complemented by an outdoor tap and exterior lighting.

To the rear of the property lies a beautifully enclosed garden, thoughtfully designed for both relaxation and entertaining. A stylish porcelain patio provides the perfect space for outdoor dining and seating, stepping up to a level lawn that wraps around the side of the property. The garden is fully enclosed with wooden panel fencing and also benefits from a gravelled area, exterior lighting, and an outdoor water tap for added convenience.

Tenure

Freehold

Local Authority

Tewkesbury Borough Council

Council Tax Band: D

Services

Mains water, gas, electricity and drainage.

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		
(81-91) B		
(69-80) C	70	77
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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