

# Farr & Farr

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**PRICE: £190,000**

**REF: CD23560**

**32 Dowding Way  
Churchdown  
Gloucester  
GL3 2NF**



**A WELL PRESENTED TWO BEDROOM END  
TOWNHOUSE BENEFITTING FROM GAS-FIRED  
CENTRAL HEATING**

SITTING ROOM: KITCHEN: TWO BEDROOMS: BATHROOM: DOUBLE-GLAZING:  
GAS-FIRED CENTRAL HEATING: TWO ALLOCATED PARKING SPACES: GARDENS  
FRONT AND REAR

Estate Agents

Surveyors

Valuers

Website: [www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**FOUR LOCAL OFFICES**

## 32 DOWDING WAY, CHURCHDOWN, GLOUCESTER, GL3 2NF

Dowding Way is situated off Bader Avenue in the desirable village of Churchdown. Number 32 is a well presented two bedroom townhouse benefitting from double glazing, warmed by gas fired central heating and allocated parking for two vehicles. The accommodation arranged as follows: -

Canopied entrance porch with double-glazed entrance door into: -

**ENTRANCE HALL:** Tiled flooring. Double panelled radiator. Storage cupboard. Opening through to: -

**KITCHEN:** **7'4 (2.24m) x 5'7 (1.69m).** Modern fitted kitchen of wall and base units with roll edge laminated work surfaces. Stainless steel single drainer sink unit with chrome mono bloc tap over. Space for upright fridge freezer. Space for cooker with stainless steel extractor hood over. Double glazed window to front elevation. Plumbing for automatic washing machine. Part tiled walls. Continuation of the hallway tiled flooring. Power points.



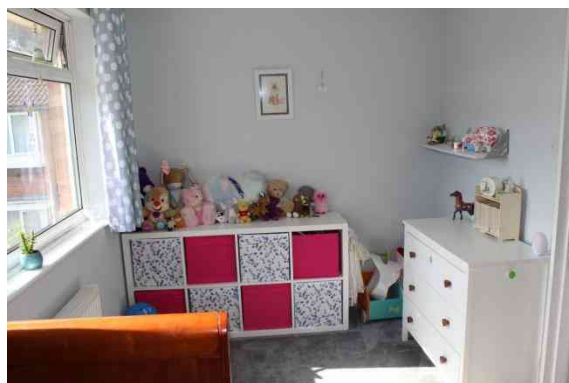
**SITTING ROOM:** **16'6 (5.03m) x 12'10 (3.91m).** Double glazed window and double glazed door to rear garden. Wood laminate flooring. Double panelled radiator. Television point. Cable point. Power points. Spiral staircase leads to:-

**LANDING:** Access to loft space. Power point. Doors to: -



**BEDROOM 1:** **12'10 (3.91m) x 8'4 (2.54m).** Double glazed window to rear elevation. Double panelled radiator. Power points.

**BEDROOM 2:** **12'10 (3.91m) x 7'6 (2.29m).** Double glazed window to front elevation. Double panelled radiator. Cupboard housing combination boiler supplying instantaneous hot water and central heating system. Power points.



**32 DOWDING WAY, CHURCHDOWN, GLOUCESTER, GL3 2NF**

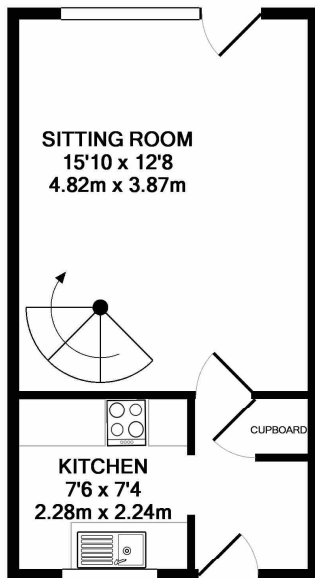


**BATHROOM:** White suite of panelled bath with electric shower over and glass shower screen. Pedestal wash hand basin. Low level W.C. Part tiled walls. Shaver point. Double panelled radiator.

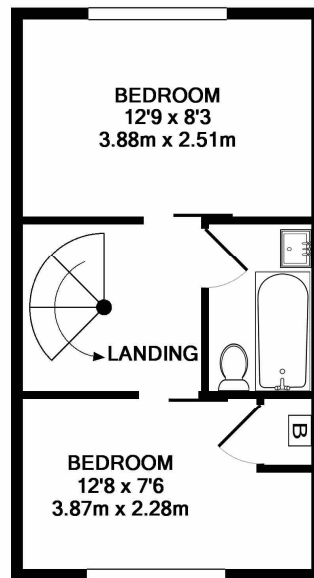
**OUTSIDE:** Allocated parking for two vehicles.

**FRONT GARDEN:** Laid to lawn. External storage cupboard. External tap. Gated access to: -

**REAR GARDEN:** Laid to gravel to the rear of the property remainder laid to lawn with pathway leading to the rear of the property with patio area. Shrub borders. Timber garden shed. The whole enclosed by panelled fencing.



GROUND FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**ENERGY RATING:**

**C-72**

**AGENTS NOTE:**

**ALL MEASUREMENTS ARE APPROXIMATE**

**VIEWING:**

**BY APPOINTMENTS VIA THE AGENT**