

# Farr & Farr

1 Church Road  
Churchdown  
Gloucester GL3 2ER  
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**PRICE: £195,000**

50 Hucclecote Road  
Hucclecote  
Gloucester GL3 3RT  
Tel: (01452) 613355  
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40 Oxstall Way  
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Gloucester GL2 9JQ  
Tel: (01452) 380444  
Fax: (01452) 418482

**REF: CD23579**

2a Worcester Street  
Gloucester  
GL1 3AA  
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**9 The Manor  
Church Road  
Churchdown  
Gloucester  
GL3 2HT**



**A TWO BEDROOM COTTAGE FORMING PART OF  
THIS EXTREMELY DESIRABLE RETIREMENT  
COMPLEX**

SITTING/DINING ROOM: CLOAKROOM: KITCHEN: TWO BEDROOMS: BATHROOM:  
PATIO AREA TO REAR: ALARM PULL CORD SYSTEM: GAS FIRED CENTRAL  
HEATING: NO ONWARD CHAIN

Estate Agents

Surveyors

Valuers

Website: [www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)  
**FOUR LOCAL OFFICES**

## 9 THE MANOR, CHURCH ROAD, CHURCHDOWN, GLOUCESTER, GL3 2HT

Situated in the heart of Churchdown Village is this two bedroom cottage forming part of this extremely popular retirement complex for the over 55's. The property benefits from gas-fired central heating, sealed unit double-glazed windows throughout and the added advantage of a small patio area to the rear. The accommodation is arranged as follows: -

Glazed wooden door. External coach light. Into: -

**ENTRANCE HALL:** Radiator. Power point. Alarm pull cord and control monitor. Access to small loft space. Stairs to first floor. Under stairs storage cupboard with light and shelving. Central heating thermostat. Doors to: -

**CLOAKROOM:** Low-level W.C. Pedestal wash hand basin with tiled splash back. Radiator. Fuse box. Alarm pull cord. Frosted sealed unit double-glazed window to front elevation. Wall mounted 'Worcester Greenstar 25Si' combination boiler supplying central heating system and instantaneous hot water.

**KITCHEN:** **8'11 (2.72m) x 5'11 (1.80m).** Kitchen of wall and base units with roll edge laminated work surfaces. Stainless steel single drainer sink unit. Upright fridge freezer. Automatic washing machine. Free standing cooker with four ring gas hob. Part tiled walls. Alarm pull cord. Power points. Sealed unit double-glazed window to front elevation.



**SITTING ROOM:** **13'7 (4.13m) x 11'10 (3.6m).** Wooden hearth, surround and mantel over. Coving to ceiling. Radiator. Power points. Television point. Telephone point. Double-glazed patio doors to small patio area enclosed by picket fencing with a pleasant open aspect. Alarm pull cord.

From the entrance hallway stairs with painted balustrade and 'Stannah' stairlift leading up to: -

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

## 9 THE MANOR, CHURCH ROAD, CHURCHDOWN, GLOUCESTER, GL3 2HT

**BEDROOM 1:** 9'10 (2.99m) to wardrobe door front x 8'9 (2.66m). Built in mirror fronted wardrobe with hanging rail and shelving. Alarm pull cord. Radiator. Power points. Coving to ceiling. Sealed unit double-glazed window to rear elevation with views to Chosen Hill.



**BEDROOM 2:** 8'7 (2.61m) x 7'8 (2.34m). Cupboard with latticed shelves. Radiator. Alarm pull cord. Power points. Sealed unit double-glazed window to front elevation.



**BATHROOM:** Walk in shower unit with 'Mira Zest' electric shower over. Pedestal wash hand basin. Low level W.C. Part tiled walls. Extractor fan. Alarm pull cord. Radiator. Shaver point.

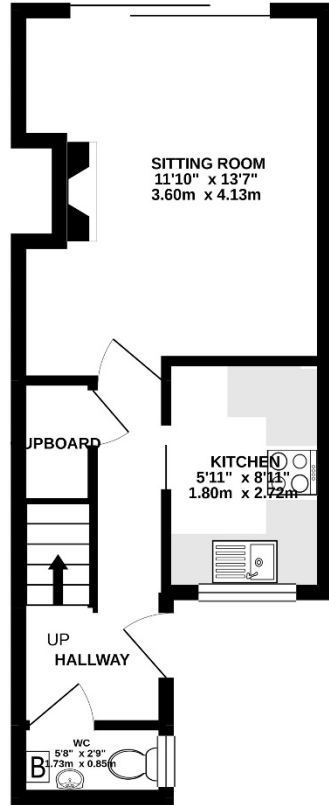
**OUTSIDE:** The property enjoys the use of the communal grounds surrounding The Manor. There are also extensive communal facilities to include sitting room/meeting room, laundry room, drying lines and guest bedroom available at a nominal charge.

**TENURE:** 125 years from 1987.

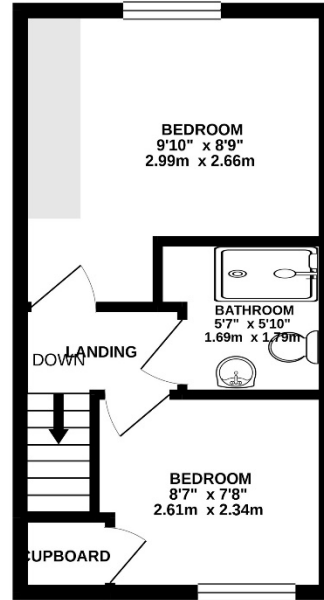
**MAINTENANCE:** £379.20 per quarter paid 1<sup>st</sup> November 2020 to 31<sup>st</sup> October 2021 plus £43 per annum for buildings insurance paid 1<sup>st</sup> November.

# 9 THE MANOR, CHURCH ROAD, CHURCHDOWN, GLOUCESTER, GL3 2HT

GROUND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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: D - 64**

**AGENTS NOTE: ALL MEASUREMENTS ARE APPROXIMATE**

**VIEWING: BY APPOINTMENT VIA THE AGENT**



# HUCCLECOTE RETIREMENT PROPERTIES LIMITED



Hucclecote Retirement Properties Limited is the freeholder of three very pleasant retirement schemes, The Manor in Churchdown Village, Hucclecote Mews on Hucclecote Road and Hucclecote Lodge, again on Hucclecote Road.

All three schemes are age-restricted, The Mews is Over 55's and The Lodge is over 60'S. All three resident house secretary who is responsible for complexes. They are not for any nursing or care assistants.



The Manor is Over 50's. All three schemes have a non-the efficient running of the requirements and they are



Hucclecote Retirement Properties Limited does not charge the residents for the management services, or accountancy services associated with the management services or production of service charge statements, but it does charge a fee on the transference of the lease when somebody sells their individual property. This is calculated on a sliding scale from 2% to 5% of the sale value and paid, on completion, from the proceeds of the sale as per the lease.

There is, of course a service charge for all three schemes. The exact figure should be quoted on the Estate Agent's Sales particulars which you should have been provided. If they are not quoted on the sales particulars please ask the Agent to provide them.



If you are unsure of any of these points, please do not hesitate to contact our offices and we will be only too happy to discuss the matter and provide any further information as requested.

Agents for Hucclecote Retirement Properties Limited  
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