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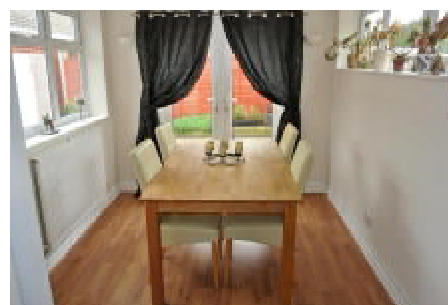
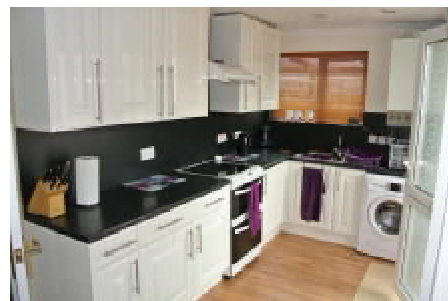
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PRICE: £249,950

REF: CD23240

**6 Bewley Way
Churchdown
Gloucester
GL3 2DU**



**A VERY WELL PRESENTED THREE BEDROOM
SEMI-DETACHED FAMILY HOME IN A
CONVENIENT LOCATION**

SITTING ROOM: DINING ROOM: KITCHEN: SHOWER ROOM: THREE
BEDROOMS: DOUBLE-GLAZING: GAS FIRED CENTRAL HEATING: GARDENS
FRONT AND REAR: GARAGE:

Estate Agents

Surveyors

Valuers

Website: www.farrandfarr.co.uk

6 BEWLEY WAY, CHURCHDOWN, GLOUCESTER, GL3 2DU

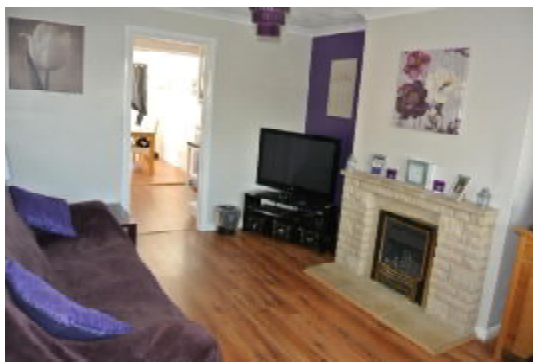
Bewley Way is situated just off Craven Drive a short distance from the extensive amenities on offer within St Johns Avenue. No. 6 is, in our opinion, a very well presented three bedroom semi-detached extended family home offering good size flexible living accommodation. Benefitting from double-glazing and warmed by gas-fired central heating the accommodation is arranged as follows: -

Double-glazed entrance door with double-glazed side panel into



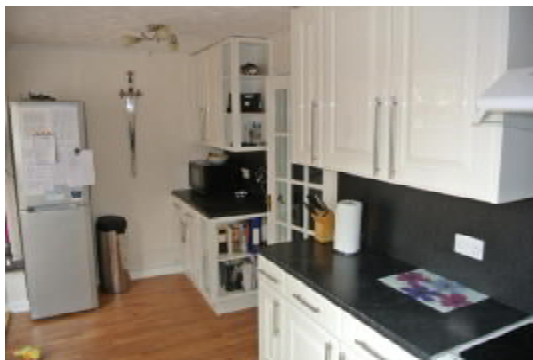
ENTRANCE HALL: Wood laminate flooring with wooden scotia edging. Double panelled radiator. Stairs to first floor with under stairs storage cupboard housing the fuse board and gas meter. Power point. White Georgian panelled doors to: -

SITTING ROOM: 15'2 (4.61m) x 11'5 (3.48m). Fitted gas fire with coal effect basket, Cotswold stone surround and hearth. Double-glazed window to front elevation. Radiator. Wood laminate flooring. Coving to ceiling. Power points. T.V./cable point. Glazed panelled door to: -



KITCHEN:

15'4 (4.68m) x 6'9 (2.06m). White polished kitchen of extensive wall and base units with roll edge laminated work surfaces with matching up stands. 1½ bowl single drainer stainless steel sink unit. Plumbing for automatic washing machine. Electric cooker point. Power points. 'Worcester' gas-fired boiler supplying central heating system and domestic hot water. Wood laminate flooring. Coving to ceiling. Sunken ceiling spot lights. Double-glazed window to side elevation. Frosted double-glazed door to rear garden. Opening through to: -



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DINING ROOM: **8'10 (2.7m) x 8'1 (2.46m).** Double-glazed windows to two elevations. Double French doors to rear garden. Double panelled radiator. Wood laminate flooring. Power points.

White Georgian panelled door to: -



SHOWER ROOM: White suite of corner quadrant shower cubicle with 'Mira Sport' electric shower over. Vanity wash hand basin with storage unit beneath. Low level W.C. Fully tiled walls with tiled dado border. Shaver point. frosted double-glazed window to side elevation. Wood laminate flooring.

From the entrance hallway stairs lead upto: -

LANDING: Double-glazed window to side elevation. Access via loft ladder to boarded loft space with light. White Georgian panelled doors to: -

BEDROOM 1:

12'5 (3.78m) to wardrobe door front x 9'9 (2.98m). Double-glazed window to front elevation. Double panelled radiator. Under eaves storage cupboard. Built-in bedroom furniture to one complete elevation comprising three double wardrobes and a chest of drawers. Power points.



BEDROOM 2:

12'0 (3.65m) x 8'6 (2.58m). Double-glazed window to rear elevation. Double panelled radiator. Power points. single wardrobe with hanging rail and latticed shelving over.



BEDROOM 3: 8'7 (2.61m) x 9'0 (2.74m). Double-glazed window to rear elevation. Double panelled radiator. Power points.

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OUTSIDE:

FRONT:

Neatly laid to block paving with additional Tarmacadam driveway. Stone edged shrub/flower borders with chipped bark and picket fencing. Enclosed by Laurel hedging. External brushed stainless steel lighting. Tarmacadam driveway leads to the side of the property with a set of double wooden gates gives access to a covered carport to the side of the property with external tap. Leading through to: -



GARAGE:

Marley type construction. Metal up and over door. Light and power.

REAR:

Small courtyard style rear garden. Laid to paving. Brick edge raised shrub border. The whole enclosed by panelled fencing.

Ground Floor



First Floor



ENERGY RATING:

E - 52

AGENTS NOTE:

ALL MEASUREMENTS ARE APPROXIMATE
BY APPOINTMENT VIA THE AGENT

VIEWING: