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**PRICE: £395,000**

**REF: CD23523**

**23 Albemarle Road  
Churchdown  
Gloucester  
GL3 2HG**



## **A FOUR BEDROOM SEMI DETACHED FAMIL HOME IN THE HEART OF CHURCHDOWN VILLAGE**

**SITTING ROOM: DINING ROOM: KITCHEN: UTILITY ROOM: FOUR DOUBLE  
BEDROOMS: EN-SUITE TO MASTER: BATHROOM: DOUBLE-GLAZING: HOT AIR  
HEATING SYSTEM: STORE: DRIVEWAY: REAR GARDEN:**

Estate Agents

Surveyors

Valuers

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

**FOUR LOCAL OFFICES**

## 23 ALBEMARLE ROAD, CHURCHDOWN, GLOUCESTER, GL3 2HG

Situated in the heart of Churchdown Village is this, in our opinion, well presented four bedroom semi detached family home. Benefitting from four double bedrooms, double-glazing and warmed by hot air central heating with the accommodation arranged as follows: -

Double-glazed door, double glazed side panel into: -

### ENTRANCE HALL:

Double-glazed full-length window to side elevation. Power points. Shoe cupboard. Hot air vent. Stairs to first floor. Telephone point. Solid oak floor. Georgian panelled door to: -

**SITTING ROOM: 20'2 (6.15m) x 12'1 (3.69m).** Double glazed window to front elevation and double-glazed patio doors to rear garden. Dado rail. Coving to ceiling. Sunken ceiling spotlights. Two hot air vents. Power points. TV point. Fitted pebble effect electric fire with marble surround, hearth and mantle over. Twin glazed doors through to: -



### DINING ROOM:

**12'2 (3.70m) x 9'3 (2.81m) plus desk recess area.** Double-glazed window to rear elevation. Continuation of solid oak floor. Central heating thermostat. Hot air vent. Power point. Large built in larder cupboard. Door to inner hall. Arched opening leading through to: -





## 23 ALBEMARLE ROAD, CHURCHDOWN, GLOUCESTER, GL3 2HG

**KITCHEN:** **10'2 (3.09m) x 12'2 (3.71m).** Modern fitted kitchen of wall and base units. Roll edged laminated work surfaces. Stainless steel 1½ bowl single drainer sink unit with chrome mono bloc tap over with boiling water tap attached. Integrated food bin and kitchen tidy caddies. Integrated fridge/freezer. Integrated 'NEFF' double oven with microwave oven above. Integrated five ring gas hob with extractor hood over. Integrated dish washer. Integrated bin drawer. Part tiled walls. Sunken ceiling lights. Power points. Coving to ceiling. Double-glazed window to rear elevation. Double-glazed door to side of property. Tiled floor.

**INNER HALL:** Built in cupboard housing boiler for central heating system & domestic hot water. Power points. Tiled floor. Doors to: -

**CLOAKROOM:** Low level W.C. Wall mounted wash hand basin. Part tiled walls. Sunken ceiling spot light. Frosted double-glazed window to side elevation. Tiled floor.

**UTILITY ROOM:** **(Formerly the rear of the garage).** Plumbing for automatic washing machine. Space for tumble dryer. Stainless steel sink with mono bloc chrome tap over and cupboard beneath. Roll edge laminated work surface over. Part tiled wall. Fuse board. Under stairs storage. Door leading through to front of garage/storage.

From the entrance hall spacious stairs lead up to: -

**FIRST FLOOR:** Access to loft space. Hot air vent. Power point. Airing cupboard  
**LANDING** housing factory lagged tank with lattice shelving. White Georgian panelled doors to: -

**BEDROOM 1:** **10'2 (3.10m) to wardrobe door front x 15'2 (4.63m) narrowing to 11'5 (3.48m).** Double glazed window to rear elevation. Wall mounted electric heater. Wood laminate flooring. Power point. T.V. point. Sunken ceiling spotlights. Coving to ceiling. Built in wardrobes. Door to: -



## 23 ALBEMARLE ROAD, CHURCHDOWN, GLOUCESTER, GL3 2HG



**EN SUITE:** White suite of fully tiled enclosed shower cubicle with thermostatic shower. Vanity wash hand basin with cupboard beneath. Low level W.C. with concealed cistern. Fully tiled walls. Tiled flooring. Sunken ceiling spot lights. Heated chrome towel rail. Wall mounted electric heater. Frosted double glazed window to side elevation.

**BEDROOM 2:** 12'1 (3.68m) x 12'1 (3.69m). Double glazed window to front elevation. Hot air vent. Power points. Coving to ceiling. Built in wardrobes with four sliding doors with hanging rail and shelving. Wood laminate flooring.



**BEDROOM 3:** 12'10 (3.92m) x 7'11 (2.42m). Double glazed window to front elevation. Hot air vent. Power points. Wood laminate flooring. Coving to ceiling.

**BEDROOM 4:** 12'2 (3.71m) x 7'8 (2.34m). Double glazed window to rear elevation. Hot air vent. Power points. Coving to ceiling.



**BATHROOM:** White suite of panelled bath with thermostatic shower over. Vanity wash hand basin with cupboard beneath. Low level W.C. with concealed cistern. Fully tiled walls and floor. Hot air vent. Frosted double glazed window to side elevation. Extractor fan. Wall mounted medicine cabinet with light and shaver point.



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**OUTSIDE:**

**FRONT GARDEN:**

Laid to brick paved drive with further gravelled area leading to partial garage. External light on the front and side. Pathway leads down the side of the property with gated access leading to the rear garden.

**STORE ROOM:**

**(Formally front part of garage).** Metal up and over door. Power and light.



**REAR GARDEN:** Laid to patio to the rear of the sitting room. Steps leading up to a further area with shrub/flower borders. Circular patio seating area and further steps leading up to lawn with two timber garden sheds. External lights. Whole enclosed by panel fencing.



**ENERGY RATING:**

**D - 58**

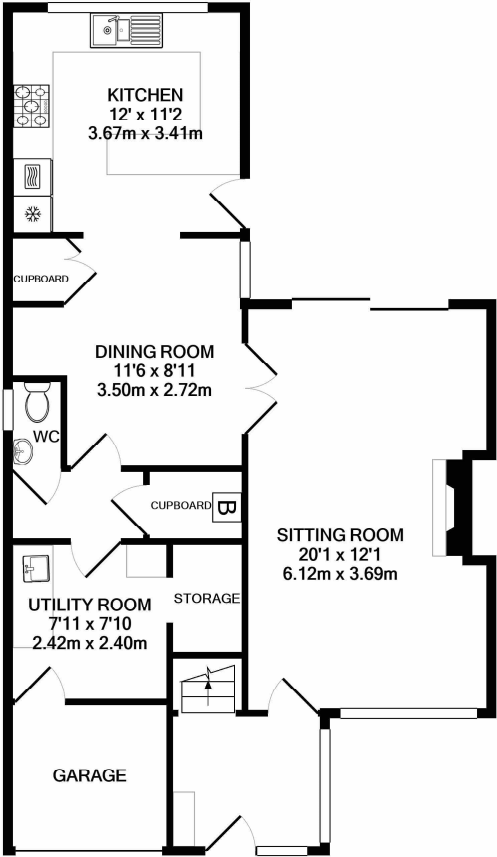
**AGENTS NOTE:**

**ALL MEASUREMENTS ARE APPROXIMATE**

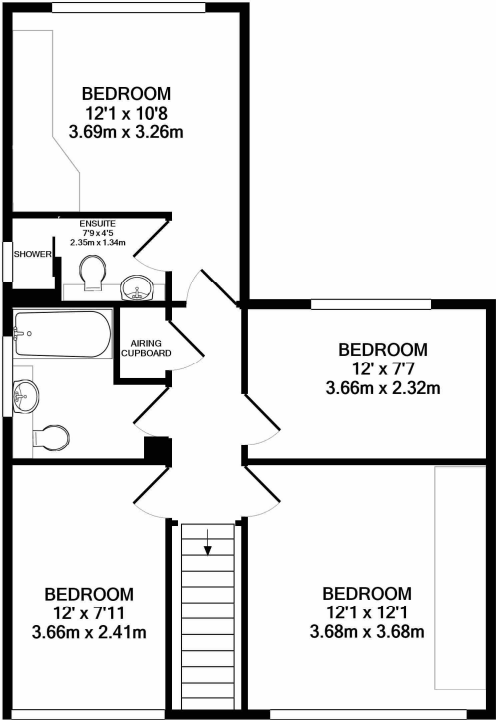
**VIEWING:**

**BY APPOINTMENT VIA THE AGENT**

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GROUND FLOOR  
APPROX. FLOOR  
AREA 750 SQ.FT.  
(69.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 648 SQ.FT.  
(60.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1398 SQ.FT. (129.9 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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