



FOR SALE
STEVE GOOCH
ESTATE AGENTS
01452 505566
OPEN UNTIL 26 WEEKEND

43 Parton Road
Churchdown, Gloucester GL3 2AB



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ESTATE AGENTS | EST 1985

43 Parton Road

£465,000

Churchdown, Gloucester GL3 2AB

A charming 1920's detached dormer bungalow nestled within beautiful gardens measuring a fifth of an acre and is offered with no onward chain.

The accommodation briefly comprises spacious entrance hall, lounge, kitchen/dining room, conservatory, two double bedrooms, single bedroom and shower room.

Additional benefits include upvc double glazing throughout, gas fired central heating, popular and convenient location, spacious accommodation, ample off road parking, detached garage and beautiful private garden.

The delightful village of Churchdown lies about half way between the city of Gloucester and Cheltenham. It has an old church which stands at the top of Chosen Hill, some local shops to include a butchers and general store. Churchdown has its own parish council and a community centre, local club and excellent schooling for all ages.



Opaque upvc double glazed door with a glazed insert leads into:

INNER PORCH

Tiled floor, upvc part glazed door with matching side panel leads into:

SPACIOUS ENTRANCE HALL

16'3 x 9'8 (4.95m x 2.95m)

This was originally the kitchen and has various doors leading off, stairs leading to first floor, radiator, upvc double glazed window to side aspect.

LOUNGE

16'4" x 13' (4.98m x 3.96m)

Feature fireplace and hearth, radiator, power points, upvc double glazed windows to both front and side aspects.

KITCHEN/DINING ROOM

16'4 x 12'1 (4.98m x 3.68m)

A range of base, drawer and wall mounted units, roll edge worksurface, tiled splashback, one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for automatic washing machine, space and plumbing for dishwasher, Rangemaster having a five ring gas hob, hot plate and double ovens with an extractor fan over, space for larder style fridge/freezer, radiator, archway into the entrance hall, upvc double glazed window to side aspect, door with glazed side panels lead into:

CONSERVATORY

19'3 x 9'3" (5.87m x 2.82m)

Dwarf walling and upvc double glazed construction, wall mounted electric heater, power points, tiled flooring, double glazed French doors and a double glazed single door overlooking the beautiful private rear gardens.





BEDROOM 1

13 x 10'11 (3.96m x 3.33m)

Power points, radiator, upvc double glazed window to front aspect.

BEDROOM 2

12'0" x 11'2" (3.67m x 3.41m)

Power points, radiator, upvc double glazed windows and door into the conservatory.

SHOWER ROOM

11' x 9'9 (3.35m x 2.97m)

This was originally a bedroom with a modern white suite comprising close coupled w.c., wash hand basin with a vanity unit below, a walk in double shower with fully tiled walls, radiator, part tiled walls, cupboard housing the Ideal boiler supplying the gas fired central heating, airing cupboard with shelving and immersion heater.

From the entrance hall stairs lead to the first floor.

BEDROOM 3

13'9" x 8'8 (4.19m x 2.64m)

Power points, radiator, two roof lights.

OUTSIDE

To the front there is a paved driveway providing ample off road parking for numerous vehicles which leads to a:

DETACHED SINGLE GARAGE

16'4" x 10'7 (4.98m x 3.23m)

Up and over electric door to front elevation and a deep inspection pit.

The gardens to the rear are beautifully maintained and have a feature pond, a abundance of trees, shrubs, bushes, seating areas, shed, pergola and timber summer house. All is enclosed by a combination of hedging and timber panel fencing and measures a fifth of an acre. At the bottom of the garden there is a large orchard complete with mature fruit trees including Bramley Apple, Eating Apple, Greengage, Victoria Plum and a Cherry Tree. There is also a large greenhouse.



AGENTS NOTE

In accordance with the Estate Agents Act 1979, we inform prospective purchasers that this property is owned by a relative of an employee of Steve Gooch Estate Agents, although the Company has no financial interest in the property.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: D
Tewkesbury Borough Council, Council Offices, Gloucester Road,
Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.



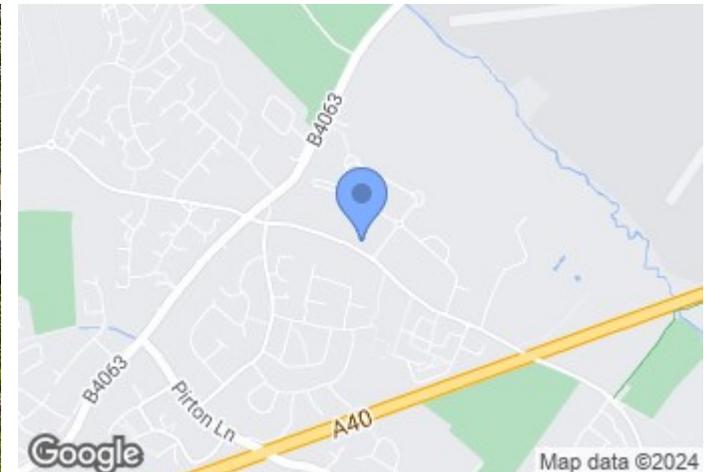


DIRECTIONS

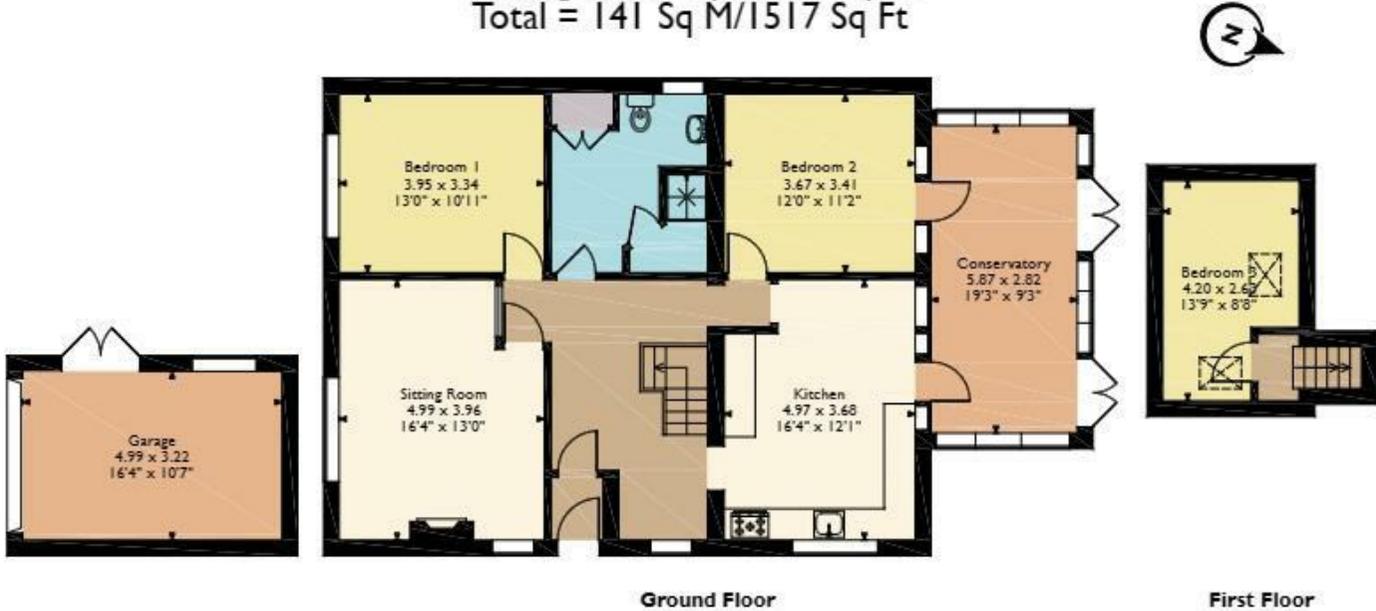
From Cheltenham Road East, Churchdown proceed over the 1st set of traffic lights turning right into Parton Road. Proceed along here where the property can be located on the left hand side with a For Sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



43 Parton Road, Churchdown, Gloucester, Gloucestershire
 Approximate Gross Internal Area
 Main House = 125 Sq M/1345 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 141 Sq M/1517 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	England & Wales
		55	EU Directive 2002/91/EC





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