



49 Parton Road, Churchdown, Gloucester, GL3 2AB

OIEO £450,000

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**Farr & Farr** Sales Lettings 

**49 Parton Road, Churchdown,  
Gloucester, GL3 2AB**

**OIEO £450,000**

**SURPRISINGLY SPACIOUS AND EXTENDED  
DETACHED BUNGALOW NEWLY  
MODERNISED AND IN WONDERFUL  
CONDITION THROUGHOUT**

Parton Road is a popular and very convenient residential road situated in this sought after area, local facilities including shopping and bus services are within walking distance and access to Gloucester, Cheltenham and the M5 is only a very short drive. Number 49 has been modernised and extended to very high standards by the current owner and offers delightful, imaginative and practical accommodation. All three bedrooms are of a good size and doubles, there is a large bathroom with shower as well as bath, a large vaulted ceiling kitchen dining/living room which adjoins and overlooks, with bifold doors, the rear garden.

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#### **ENTRANCE PORCH**

Pillars. Tiled steps to front door in UPVC with etched glass to:-

#### **WIDE ENTRANCE HALL**

High-quality Herringbone flooring. Double radiator. Inset ceiling spotlights. Access to loft. Space for hanging and shoes. Opening to:-

#### **KITCHEN AREA/SITTING AREA 27' x 14'6**

Beautifully and newly fitted with a comprehensive range of units comprising inset single drainer sink unit with mixer taps, cupboards and drawers below. Base units with oak worktops including large peninsula unit Built-in glass and stainless steel fronted oven with five ring hob. Tiled splashback and stainless steel hood. Built in dishwasher. Built-in fridge and freezer. Part covered ceiling with inset ceiling lights. Opening to sitting area with double radiator and triple bifold doors with glazed tops to garden.

#### **UTILITY ROOM 9' 6" x 5' 4" (2.89m x 1.62m)**

Well fitted with oak worktops, cupboards below wall cupboards. Plumbing for washing machine. Space for dryer. High-quality Herringbone flooring. Worcester gas fired central heating boiler. Ceiling spotlights.

#### **BEDROOM 1 12' 6" x 10' 6" (3.81m x 3.20m)**

Bay window to the front. Double radiator. TV point.

#### **BEDROOM 2 10' 10" x 10' 6" (3.30m x 3.20m)**

Double radiator. Bay window to the front.

#### **BEDROOM 3 10' 8" x 9' 8" (3.25m x 2.94m)**

Store cupboard. Double radiator.

#### **BATHROOM 10' 10" x 8' 0" (3.30m x 2.44m)**

Beautifully and newly fitted with large walk in double shower cubicle with stainless steel double headed controls, shelving and sliding glazed screen. Double ended contemporary bath with external stainless steel mixer taps. Low level WC with concealed system. Vanity unit with wash hand basin and cupboard below. Half tiled walls. Polished tiled floor. Vertical towel rail/radiator. Extractor fan.

#### **EXTERIOR**

Front gardens with wall to the front and double wrought iron gates opening onto macadam drive with ample parking and turning space. Mature trees and lawns with gravel edges. Rose and flowerbeds. To the side there is further parking to garage. Gated side access to:- Rear gardens with large area of stone paved terrace with lawns and shingle beds with mature shrubs. Outside and carriage lights. All enclosed by walling giving privacy.

#### **GARAGE**

Up and over door. Light.

#### **AGENTS NOTE**

COUNCIL TAX: D  
EPC:D-68

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
1178 sq.ft. (109.4 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 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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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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