



39 Champion Close, Gloucester, Gloucestershire, GL4 6YQ

O.I.E.O £200,000




Farr & Farr Sales & Lettings 

**39 Champion Close, Gloucester,
Gloucestershire, GL4 6YQ**

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**A 1970'S TERRACED PROPERTY IN NEED OF
REFURBISHMENT.**

Situated at the foot of Robinswood Hill close to local amenities, schooling and bus routes, number 39 is in need of some refurbishment but offers practical family accommodation comprising of 3 bedrooms, bathroom, living room, ample space for a kitchen/dining, & cloakroom. Additionally, it has gas central heating, private rear gardens with off road parking and garage.

CASH BUYERS ONLY

www.farrandfarr.co.uk

ENTRANCE PORCH

Accessed via upvc double glazed front door. Double glazed windows. Hardwood glazed door to:-

ENTRANCE HALL

Good size storage are. Glazed door to:-

LIVING ROOM 14' 1" x 10' 8" (4.29m x 3.25m)

Double glazed bay window to front aspect. Radiator. T.V. & telephone points. Glazed door to:-

KITCHEN/DINING 15' 3" x 11' 3" (4.64m x 3.43m)

Double glazed window to rear aspect. Radiator.

INNER HALLWAY

Radiator. Storage cupboard with shelving. Stairs to landing.

CLOAKROOM

Marbrex wall panelling. Corner vanity wash hand basin with cupboard below. Mirrored cupboard. low level W.C. Double glazed window.

FIRST FLOOR LANDING

Access to loft. Airing cupboard housing boiler. Storage cupboard with shelving.

BEDROOM 1 12' 6" x 11' 4" (3.81m x 3.45m)

Fitted mirrored wardrobes with shelving & hanging space. Double glazed window to front aspect. Radiator.

BEDROOM 2 12' 8" x 11' 4" (3.86m x 3.45m)

Double glazed window to rear aspect. Radiator.

BEDROOM 3 8' 7" x 7' 9" (2.61m x 2.36m)

Double glazed window to front aspect. Radiator. Storage cupboard.

BATHROOM

Marbrex wall panelling. Pedestal wash hand basin. Low level W.C. Mirrored medicine cabinet. Stainless steel heated towel rail. Shower cubicle with sliding doors & Mira electric shower. Double glazed window. Laminate flooring.

GARDEN

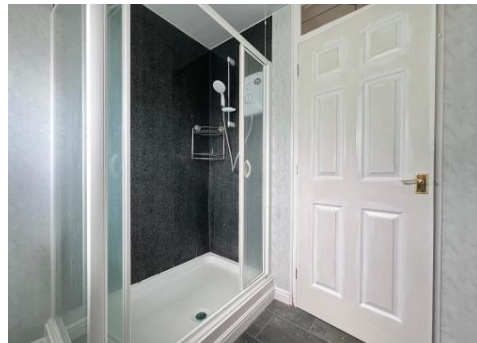
Rear Gardens: Mature bushes & trees. Gated access to garage & parking. Front Garden: Path to door. Hedging.

AGENT NOTE

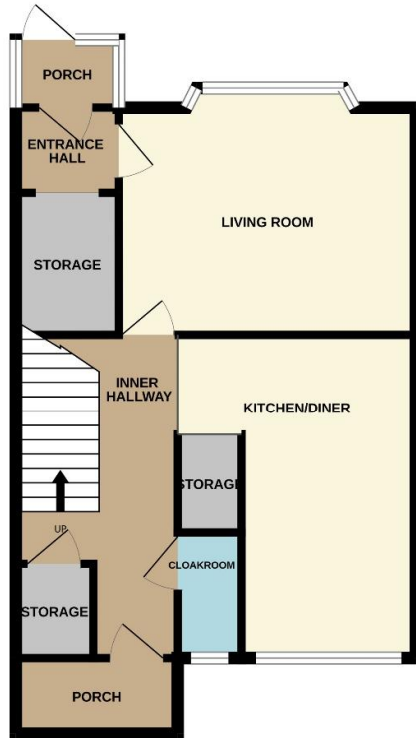
COUNCIL TAX: B

EPC: C

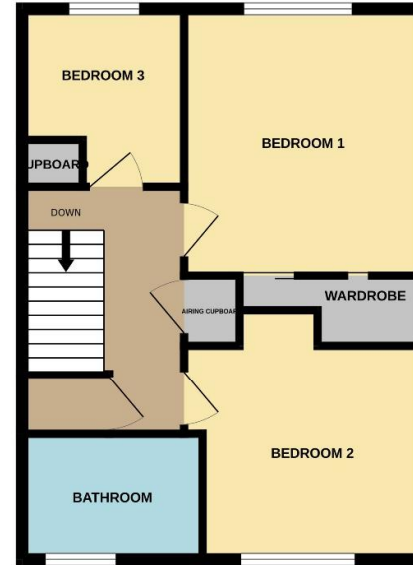
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



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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