



13 Sandycroft, Churchdown, Gloucester, GL3 1JH

OIEO £265,000

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Farr & Farr Sales Lettings 

**13 Sandycroft, Churchdown,
Gloucester, GL3 1JH**

OIEO £265,000

**A 1950'S EXTENDED SEMI DETACHED FAMILY
HOUSE IN NEED OF MODERNISATION SET IN
A POPULAR CUL DE SAC**

Sandycroft Road is a small cul-de-sac situated off Cheltenham Road East in this popular part of Churchdown. Excellent local shopping is very close by, good schools are within an easy reach and access to Cheltenham, Gloucester and the M5 is only a short drive. Number 13 has been in the same family for many years and offers extended accommodation of good proportions but is now in need of modernisation. The benefits include an extension to the rear giving a family room and large kitchen as well as a full length carport to the side and large brick built detached garage measuring 26 x 10' 6. To the exterior the gardens back south west and are very private but need cultivating.

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ENTRANCE PORCH

Upvc. Quarry tiled floor and hardwood door to:-

ENTRANCE HALL

Parquet flooring. Radiator. Staircase to landing. Understairs cupboard.

LOUNGE/DINER 25' 7" x 12' 2" (7.79m x 3.71m)

Fireplace with woodburning stove. Two double radiators. Bay window to the front. Aluminium sliding patio doors to:-

FAMILY ROOM 12' 3" x 7' 4" (3.73m x 2.23m)

Large picture window overlooking the garden. Radiator. Two 15 light glazed doors to exterior.

KITCHEN/BREAKFAST ROOM 15' 2" x 7' 8" (4.62m x 2.34m)

Inset single drainer stainless steel sink unit set into worktops with cupboards below. Wall and base units with worktops. Part tiled walls. Tiled floor. Built-in oven and four ring gas hob with extractor hood. Built-in fridge and freezer. Worcester gas central heating. Boiler. Upvc double glazed door to covered area and rear gardens.

FIRST FLOOR

LANDING

Access to loft with retractable ladder. Airing cupboard with factory cylinder and immersion heater.

BEDROOM 1 11' 6" x 10' 10" (3.50m x 3.30m)

Radiator. Double wardrobe cupboard.

BEDROOM 2 11' 0" x 10' 5" (3.35m x 3.17m)

Radiator. Double wardrobe cupboard.

BEDROOM 3 7' 5" x 7' 9" (2.26m x 2.36m)

Radiator.

BATHROOM

Panelled bath with Mira shower. Vanity unit. Low level WC. Radiator. Heated towel rail. Electric wall heater. Fully tiled walls. Shaver point.

EXTERIOR

Gardens approached by five bar gate and separate pedestrian gate to good area of drive laid to Mcadam with parking for 2+ cars with mature shrubs to one side Double doors to:-

CARPORT 27' 0" x 7' 3" (8.22m x 2.21m)

Opening to:-

GARAGE 26' 0" x 10' 8" (7.92m x 3.25m)

Pitched roof. Eaves storage. Windows and light. Door to:-

Rear gardens back south west and are approximately 90' in length dividing to 2 areas, the first being predominantly paved with high hedge surrounds giving privacy. Brick wall and pond divide to secondary area of garden, overgrown but originally a productive vegetable area with greenhouse and workshop.

AGENTS NOTE

COUNCIL TAX: C

EPC:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 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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