



56 Moselle Drive, Churchdown, Gloucester, GL3 2TA

£235,000

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**Farr & Farr** Sales Lettings 



**56 Moselle Drive, Churchdown,  
Gloucester, GL3 2TA**

**£235,000**

**A WELL MAINTAINED SEMI DETACHED  
BUNGALOW IN A VERY POPULAR POSITION  
BUT IN NEED OF SOME UPDATING**

Moselle Drive is a popular residential road situated off Morley Avenue close to the heart of Churchdown. Good local shopping and transport facilities are close by and access to Cheltenham, Gloucester and the M5 are only a short drive. Number 56 has been very well looked after in the current ownership but is now in need of some internal upgrading. Both bedroom's are good size double's and to the exterior there is ample brick pavia drive with parking for 4/5 cars and South Westerly backing rear gardens.

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UPVC double glazed front door to:-

#### **ENTRANCE HALL**

Radiator. Access to loft. Storage cupboard.

#### **SITTING ROOM** 14' 3" x 11' 0" (4.34m x 3.35m)

Timber fireplace with electric fire. Radiator. White aluminium sliding patio doors to terrace and door to:-

#### **KITCHEN** 10' 6" x 8' 10" (3.20m x 2.69m)

Inset single drainer sink unit with mixer taps with cupboards below. Wall and base units with worktops. Part tiled walls. Vinyl floor. Built-in whirlpool oven with two ring gas hob. Plumbing for washing machine. Space for dryer. Space for fridge freezer. Radiator. Airing cupboard with shelving and radiator. Worcester gas fired central heating boiler. UPVC double glazed door to garden.

#### **BEDROOM 1** 11' 5" x 10' 10" (3.48m x 3.30m)

Radiator.

#### **BEDROOM 2** 9' 0" x 8' 6" (2.74m x 2.59m)

Radiator.

#### **BATHROOM**

In a wet room style with walk-in shower with tiled splashback and Mira stainless steel controls. Wash hand basin. Low level WC. Vinyl floor. Part tiled and part marbrex walls. Radiator. Extractor fan. Electric wall heater.

#### **EXTERIOR**

Front gardens with good brick pavia driveway with parking for 4/5 cars and additional area of gravel. Gated side access to rear garden. Rear gardens, South Westerly backing, laid predominantly to paved and gravel terracing with area of decking. Enclosed by close boarded fencing. Outside light and tap.

#### **GARAGE** 16' 0" x 8' 1" (4.87m x 2.46m)

Brick built with up over door. Light and power. Personal door to the rear garden.

#### **AGENTS NOTE**

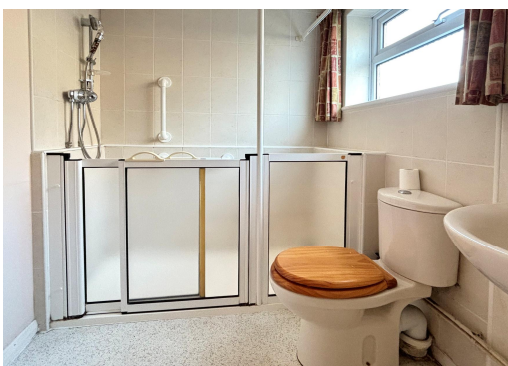
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COUNCIL TAX: C

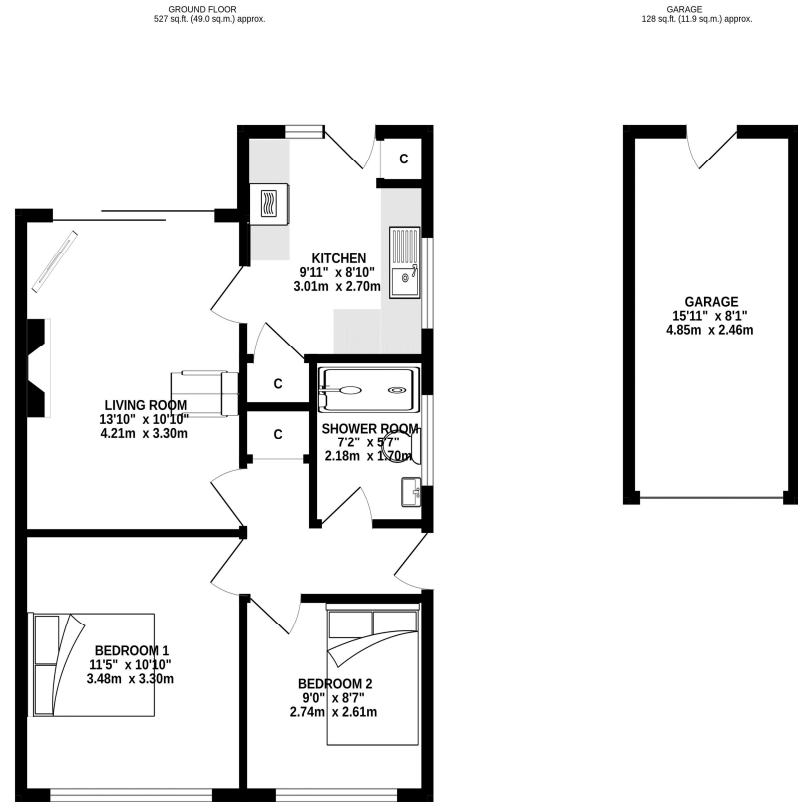
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		











TOTAL FLOOR AREA : 656 sq.ft. (60.9 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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