



4 The Manor, Church Road, Churchdown, Gloucester, Gloucestershire, GL3 2HT

£175,000

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**Farr & Farr** Sales Lettings 



**4 The Manor, Church Road,  
Churchdown, Gloucester,  
Gloucestershire, GL3 2HT**

**£175,000**

This two bedroom house sits within this popular over-55s development in the heart of Churchdown.

A private front door opens into an entrance hall with cloakroom and kitchen off. To the rear of the property, the living room, features sliding doors out to the garden.

Stairs lead to the first floor landing with two bedrooms and modern bathroom.

The Manor is located off Church Road in Churchdown which offers excellent local amenities including shops and pubs.

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**Entrance Hall** 13' 4" x 5' 9" (4.07m x 1.76m)  
Wooden front door with frosted window. Radiator. Vinyl flooring. Cupboard downstairs.

**Cloakroom** 2' 9" x 5' 7" (0.85m x 1.71m)  
Frosted window to side. WC. Basin. Radiator. Vinyl flooring.

**Kitchen** 8' 11" x 5' 9" (2.72m x 1.76m)  
Double glazed window to front. Range of wall, base and drawer units. Double sink with draining board and mixer tap. Four ring gas hob with extractor hood. Fitted oven. Fitted fridge freezer. Space for washing machine. Vinyl flooring.

**Living Room** 14' 3" x 11' 9" (4.35m x 3.58m)  
Double glazed sliding doors to rear. Carpet. Radiator. Feature fireplace.

**First Floor Landing** 3' 6" x 6' 2" (1.06m x 1.87m)  
Carpet. Access to loft hatch.

**Bedroom One** 11' 2" x 11' 10" (3.41m x 3.60m)  
Double glazed window to rear. Carpet. Radiator. Fitted wardrobes with sliding mirrored doors.

**Bedroom Two** 7' 9" x 11' 9" (2.37m x 3.59m)  
Double glazed window to front. Carpet. Airing cupboard with water tank.

**Bathroom** 5' 10" x 5' 6" (1.77m x 1.67m)  
WC. Basin. Large shower unit with electric shower. Part tiled walls. Tiled floor. Heated towel rail.

#### **Agents Notes**

Council Tax - Band C

EPC - TBC

125 years lease from 1987

Service charge of £379 per quarter

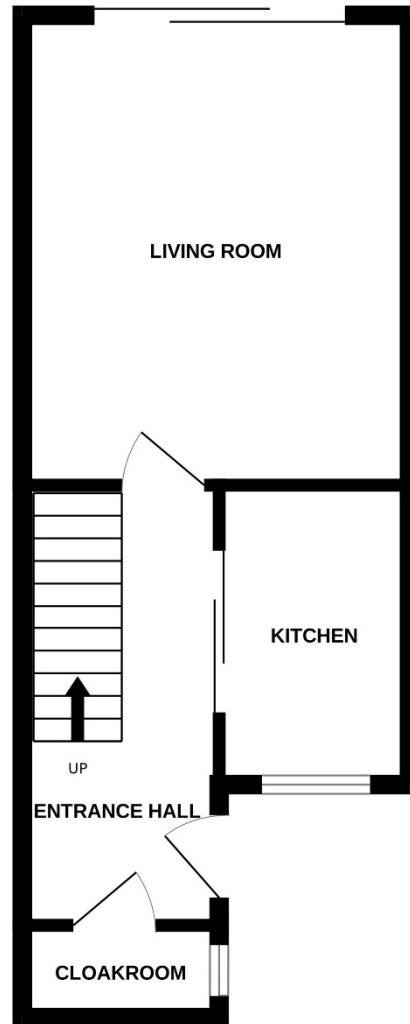




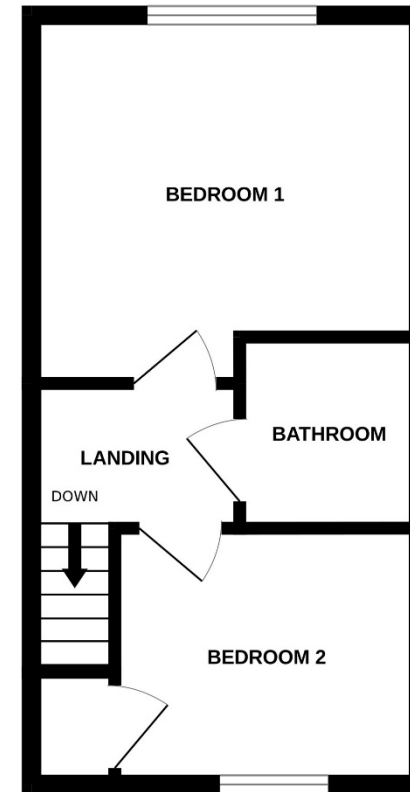




GROUND FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR  
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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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