

# CHOSEN

ESTATE AGENTS



## 47 Parton Road

Churchdown, Gloucester, GL3 2AB

Offers In The Region Of £450,000



Situated on the ever popular PARTON ROAD in CHURCHDOWN is this spacious 4 DOUBLE BEDROOM, DETACHED bungalow. Benefitting from a generous rear EXTENSION while also having the added advantage of a 25ft CONSERVATORY, the property affords ample living space while also boasting a GOOD SIZED, ENCLOSED REAR GARDEN. Further benefits of the property include a DETACHED GARAGE, off street parking for multiple vehicles and is being offered to the market with NO ONWARD CHAIN.



Entrance Hall

Sitting Room 16'0" x 12'11" (4.89 x 3.94)

Conservatory 25'3" x 6'11" (7.72 x 2.11)

Kitchen/Dining Room 27'4" x 16'8" (8.35 x 5.09)

Bedroom 1 12'11" x 10'11" (3.96 x 3.34)

Ensuite 7'6" x 3'8" (2.31 x 1.12)

Bedroom 2 12'11" x 12'11" (3.96 x 3.94)

Bedroom 3 13'5" x 10'5" (4.10 x 3.20)

Bedroom 4 10'11" x 9'11" (3.34 x 3.03)

Bathroom 10'11" x 5'6" (3.34 x 1.69)

Outside

Rear Garden

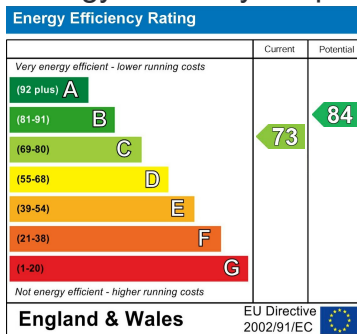
Garage 23'1" x 9'2" (7.05 x 2.80)

Agents Note

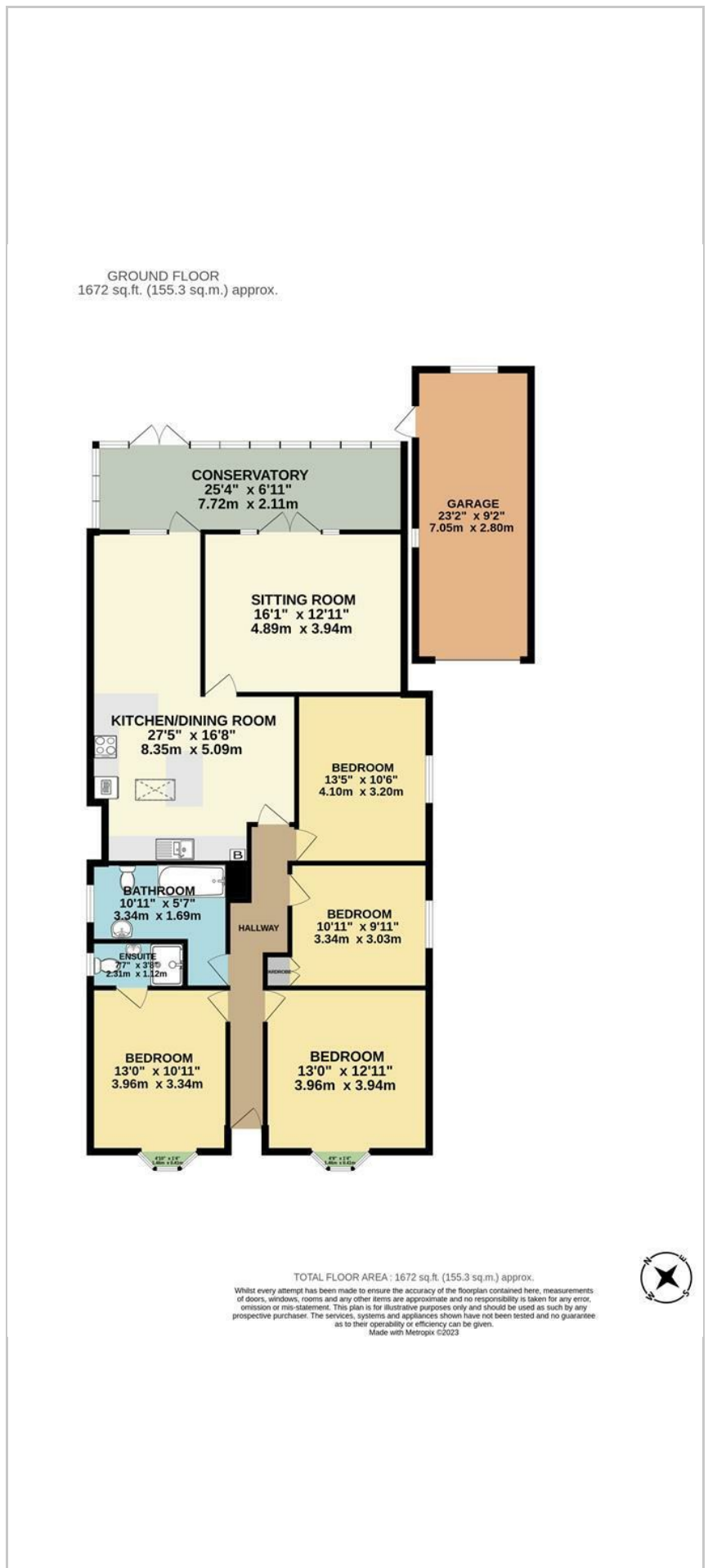
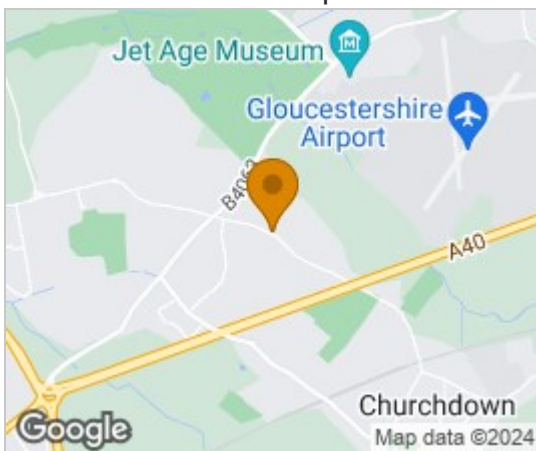
EPC Rating - C

Council Tax Band - E

### Energy Efficiency Graph



### Area Map



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