







119 Oldbury Orchard, Churchdown, Gloucester, GL3 2NX

£350,000

## FOR SALE



DETACHED

• 2/3 BEDROOMS

SEPARATE DINING ROOM

CONSERVATORY

VILLAGE LOCATION

NO ONWARD CHAIN

• FPC RATING - D

· COUNCIL TAX BAND - D



CONSERVATORY 8'4" x 5'5" BEDROOM/STUDY 11'1" x 7'9" 3.39m x 2.37m REDROOM DINING ROOM KITCHEN 11'11" x 11'7" 3.64m x 3.52m BEDROOM 18'10" x 11'11" 5.73m x 3.64m TOTAL FLOOR AREA: 1262 sq.ft. (117.3 sq.m.) approx npt has been made to ensure the accuracy of the floorplan contained here, measurement is, cooms and any other tiens are approximate and no responsibility is taken for any error, statement. This plan is for illustrative purposes only and should be used as such by any size. The services, systems and appliances shown have not been tested and no guarante as to their operation or entitioning can be given.

EXPLORE THE ALLURE OF CHURCHDOWN VILLAGE LIVING IN THIS WELL-POSITIONED 2/3 BEDROOM DETACHED HOME, OFFERING VERSATILE SPACES AND ENDLESS POSSIBILITIES.

Upon entering, you are greeted by a warm and inviting ambiance that flows seamlessly through the well-appointed living spaces. The versatile layout offers two generously sized bedrooms upstairs, with the option to utilize a third room as a bedroom or office on the ground floor.

Boasting a separate kitchen and dining room, the property offers 2 RECEPTION ROOMS and has the added convenience of a CONSERVATORY to the rear of the property. There is also a separate UTILITY ROOM in the home. Convenience is key, and this property offers the luxury of DRIVEWAY PARKING for at least 3 vehicles, ensuring you and your guests always have a designated space.

Being offered to the market with NO ONWARD CHAIN, the potential to transform this house into your dream home awaits. Embrace the opportunity to customize and create a living space that reflects your unique style and preferences.

