



235 Pirton Lane, Churchdown, Gloucester, Gloucestershire, GL3 2QH

£180,000

FOR SALE



- Ground Floor Maisonette
- Off Road Parking Available
- No Onward Chain
- EPC Rating: C72
- 2 Spacious Bedrooms
- Generous Front Garden
- Ideal Investment/First Time Buy
- Council Tax Band: A

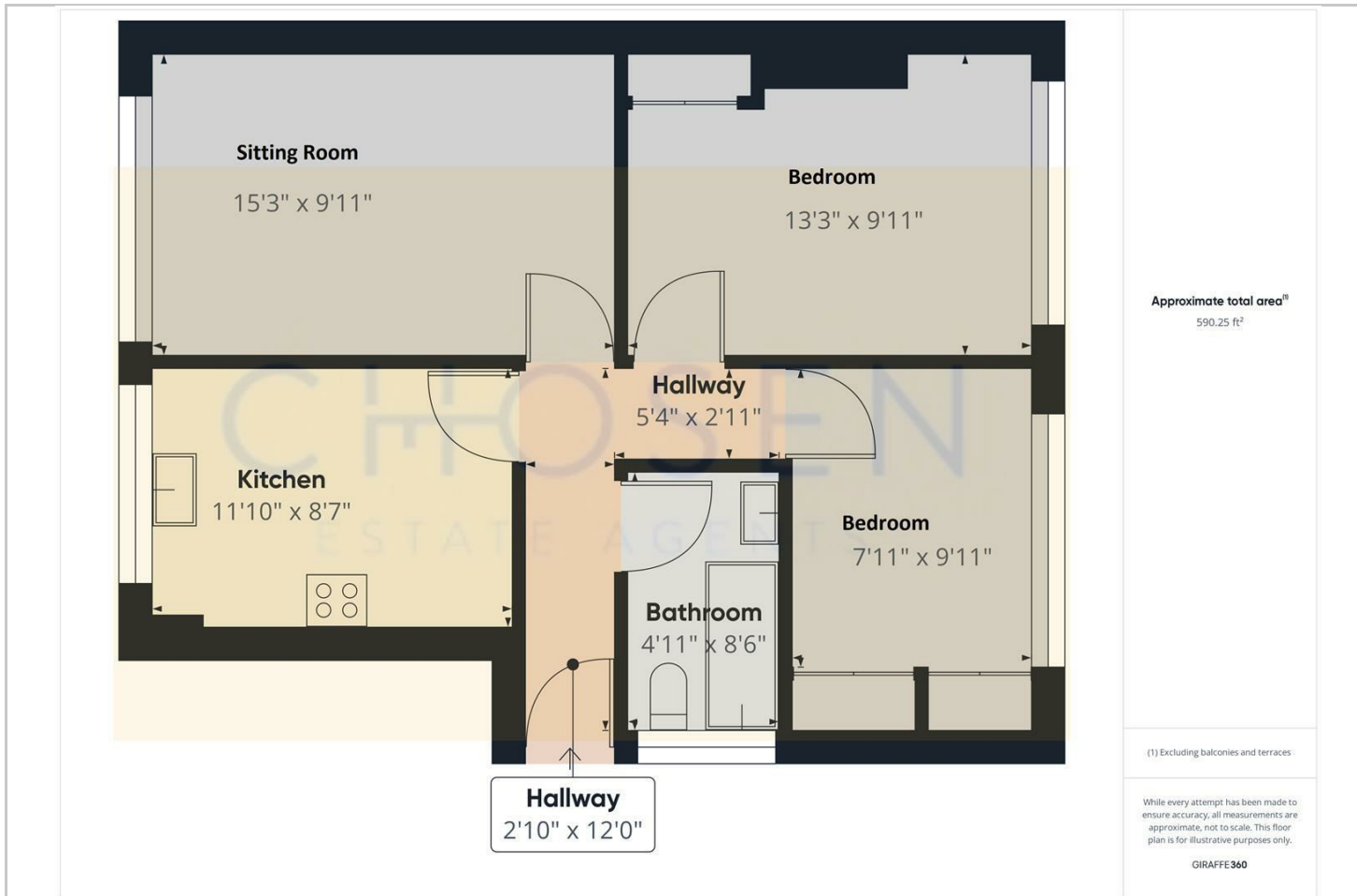


THE PROPERTY

Offered to the market with no onward chain and nestled within the quaint and picturesque setting of Churchdown village, this delightful 2-bedroom maisonette presents a charming blend of comfort and convenience.

Upon entry, you are greeted by a welcoming ambiance that permeates throughout the well-appointed living spaces. The residence boasts a generously sized sitting room, a separate kitchen, two generously sized bedrooms offering ample accommodation, and a bathroom equipped with an over-bath shower. The property also benefits from off road parking on a first come, first served basis.

With a potential rental value ranging from £850pcm to £900pcm, this maisonette presents an enticing opportunity for both landlords seeking a steady income stream and to potential tenants searching for a cosy abode in a picturesque village setting. Close to local amenities and transport links, it promises a lifestyle of ease and comfort in the heart of Churchdown.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	