



4 Latymer Croft, Churchdown, Gloucester, GL3 2QW

£205,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Chosen Estate Agents are thrilled to be presenting this deceptively spacious two bedroom first floor maisonette to the market!

Positioned on Pirton Lane, This property offers a perfect opportunity for a first-time buyer or as a buy-to-let investment. As you step inside, you are greeted by a bright and airy atmosphere that flows throughout the entire space.

Furthermore, this wonderful property boasts two sizeable double bedrooms, spacious living room, modern kitchen and bathroom. Externally, there is a driveway to the front providing two off road parking spaces, and a generous rear garden.

Don't miss out on the chance to own this delightful property in Latymer Croft. Contact us today to arrange a viewing and take the first step towards making this property your new home.

Agents Note.

Leasehold.

999 year lease from 2001.

To our knowledge, there are no service charges.

EPC Rating: E45


Tewkesbury Borough Council Band: A

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

- Two Bedroom Maisonette
- Modernised Throughout By Current Owner
- Rear Garden
- Council Tax Band: A
- First Floor
- Off Road Parking For Two Vehicles
- Popular Location
- EPC Rating: E45

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
689.91 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.