



27 Parton Road, Churchdown, Gloucester, GL3 2AB

£285,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Dating back to the 1900's, Chosen Estate Agents are delighted to be presenting this charming two bedroom cottage to the market on the ever popular Parton Road, Churchdown!

The internal accommodation comprises living room, kitchen/breakfast room, utility area with downstairs WC, two double bedrooms and family bathroom.

Externally, to the front, there is a driveway providing off road parking for three/four vehicles. The extensive rear garden truly is a sight to behold, and spans approximately 185ft in length! Laid to lawn, the mature garden boasts a plethora of beautiful plants, shrubs and trees, as well as a pond, greenhouse, and an outdoor office space perfect for anyone looking to work from home!

This lovely property is in need of modernising, but it provides the perfect opportunity for anyone looking to put their own stamp on their next home !

- Two Double Bedrooms
- Extensive 185ft Rear Garden
- Popular Location Close To Local Amenities
- No Onward Chain
- EPC Rating: D64
- Charming Cottage
- Driveway Providing Off Road Parking For Three/Four Vehicles
- Opportunity To Put Your Own Stamp On
- Planning Permission Granted (Please ask for further details)
- Council Tax Band: B

Agents Note.

Freehold.

EPC Rating: TBC

Tewkesbury Borough Council Band: B


Mains Gas, Electric and Water are connected.

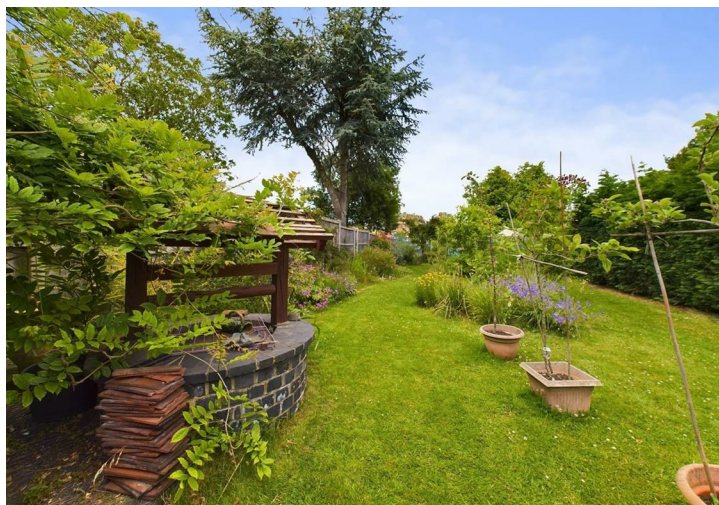
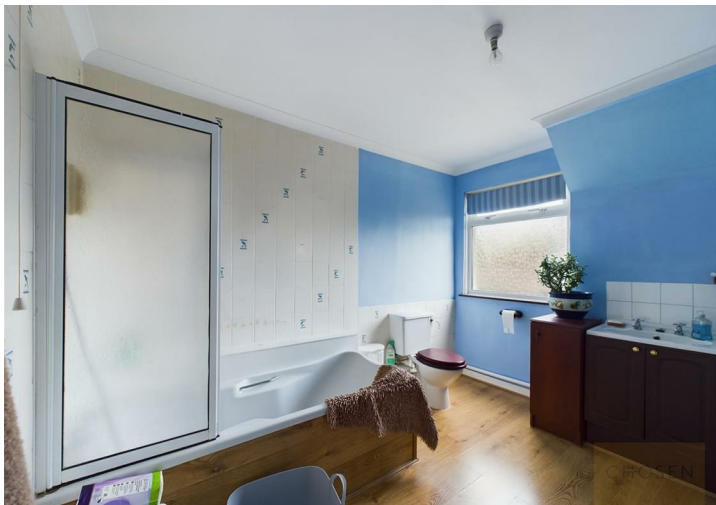
Fibre Broadband is available in the area

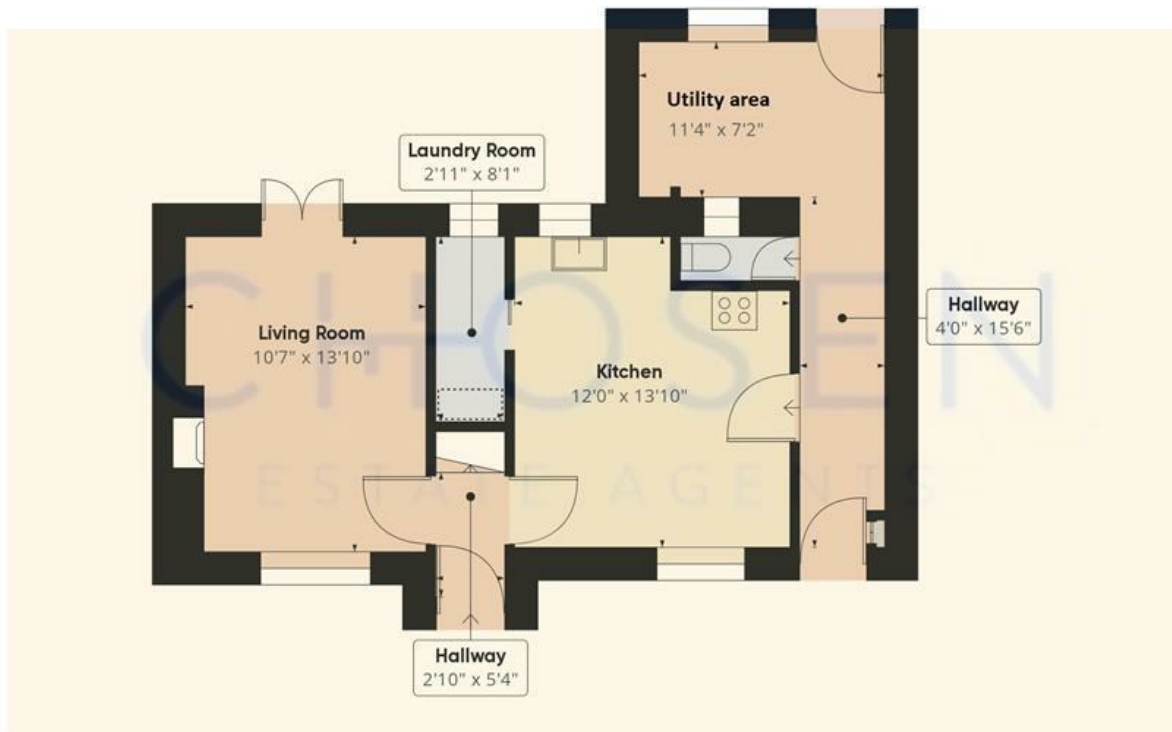
\*Planning permission has been granted.

Please ask for further details.

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            | <b>86</b>                                                                             |
| (69-80) <b>C</b>                            |                            |                                                                                       |
| (55-68) <b>D</b>                            | <b>64</b>                  |                                                                                       |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

905.26 ft<sup>2</sup>

Reduced headroom

4.03 ft<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92ft)

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

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