



44 Oldbury Orchard, Churchdown, Gloucester, GL3 2PU

£350,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Chosen Estate Agents are thrilled to be presenting this two bedroom semi-detached bungalow to the market, on the ever popular Oldbury Orchard!

With opportunity to add your own stamp to it, the internal accommodation comprises open plan living-dining room, conservatory, kitchen, two bedrooms and bathroom.

Externally, the property boasts a driveway to the front providing off road parking, a front lawn, single garage, and a generous, enclosed rear garden mainly laid to lawn.

Offered with no onward chain, this lovely property presents the perfect opportunity for anyone looking for a bungalow in the sought after Churchdown Village.

- Two Bedroom Semi-Detached Bungalow
- Sought After Location
- Garage
- EPC Rating: TBC
- Generous, Enclosed Rear Garden
- Driveway Providing Off Road Parking For Multiple Vehicles
- No Onward Chain
- Council Tax Band: C

Agents Note.

Freehold.

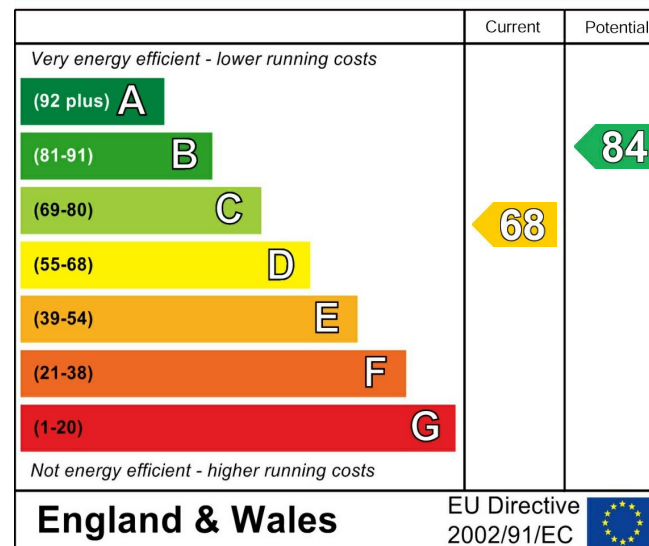
EPC Rating: TBC

Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

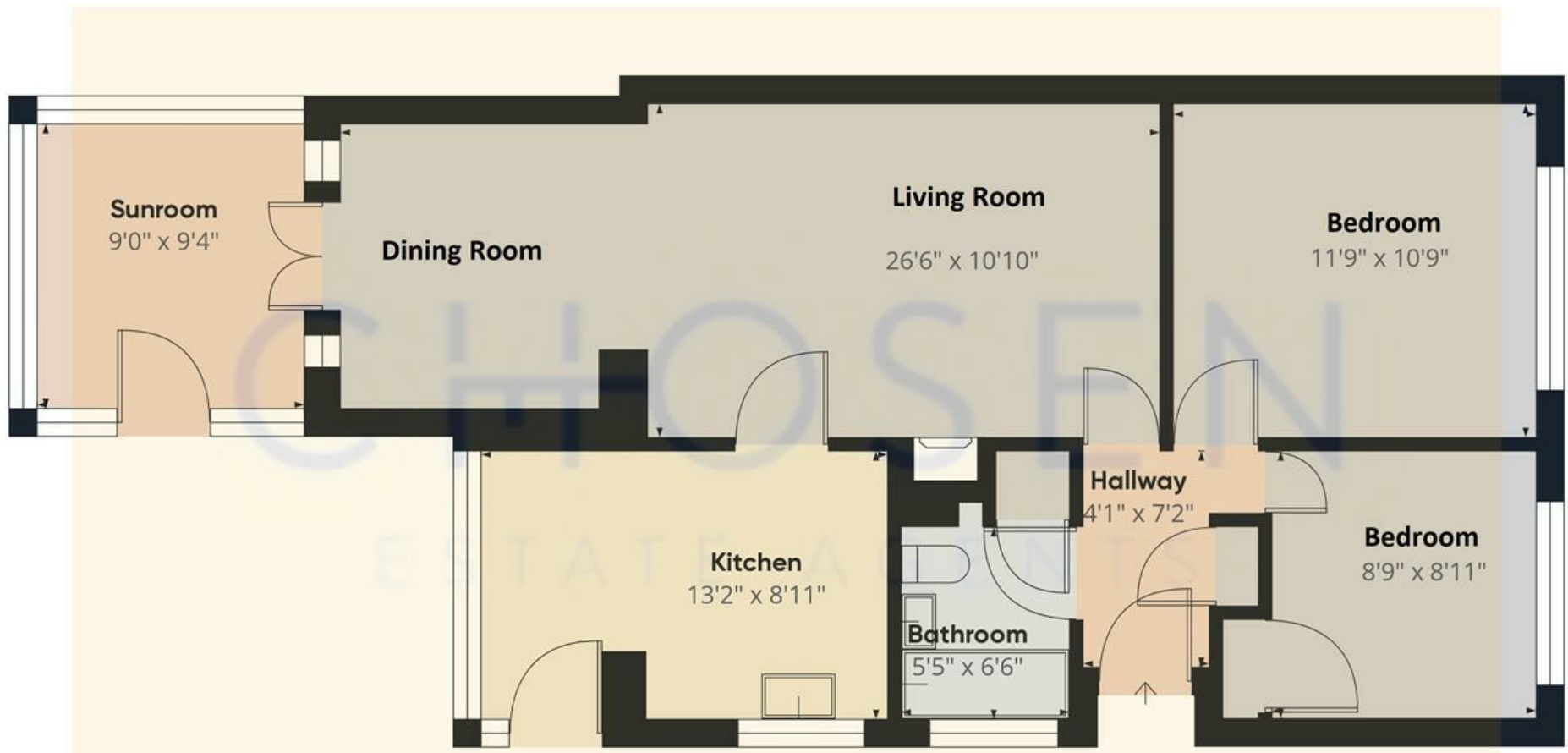
Fibre Broadband is available in the area.

## Energy Efficiency Rating









Approximate total area<sup>(1)</sup>  
786.3 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.