



201, Pirton Lane, Churchdown, Gloucester, GL3 2SE

£450,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Welcome to this charming period home situated on the ever popular Pirton Lane. Dating back to 1889, this delightful detached property boasts a character that is truly timeless!

Upon entering, you are greeted by three reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The property features three sizeable bedrooms, perfect for a growing family or those in need of a home office. The kitchen overlooks the enclosed rear garden, providing a picturesque setting.

One of the standout features of this home is the two additional attic rooms, providing endless possibilities - from a hobby room to a guest bedroom or even a home gym.

Parking will never be an issue with space for up to five vehicles, making hosting gatherings a stress-free affair.

Situated in the sought-after Churchdown location, this property combines the tranquillity of suburban living with the convenience of nearby amenities.

Get in touch today to arrange your viewing!

Agents Note.

Freehold.

EPC Rating: TBC

Tewkesbury Borough Council Band: D -

£2,126 per annum.

Mains Gas, Electric and Water are believed to be connected.

Fibre Broadband is available in the area.

- Charming Three Bedroom Detached Home
- Three Double Bedrooms And Two Further Attic Rooms
- Well Maintained, Enclosed Rear Garden
- Opportunity To Put Your Own Stamp On The Property
- EPC: E48
- Period Features
- Incredibly Sought After Location
- Three Reception Rooms
- Driveway Providing Off Road Parking For Four Vehicles, And Garage
- Council Tax Band: D

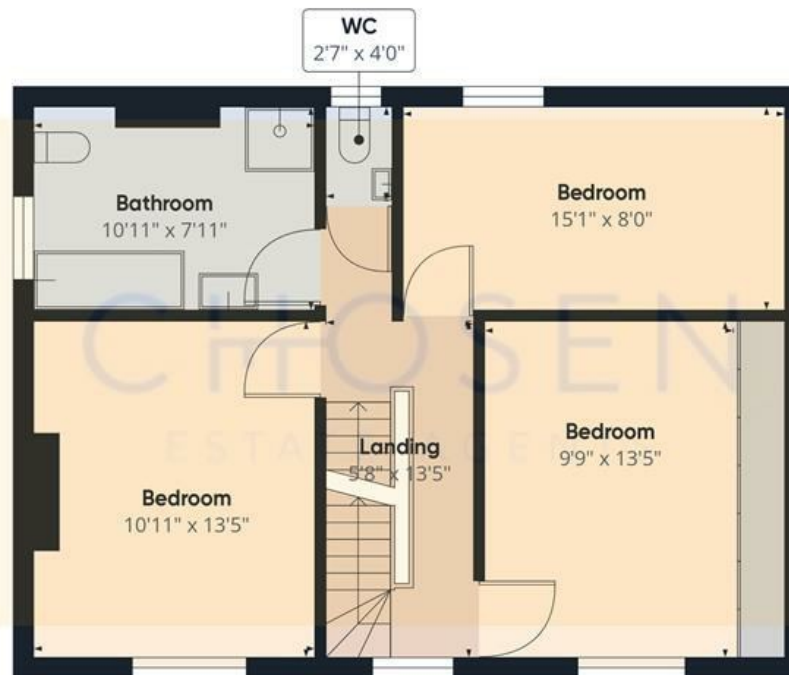
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

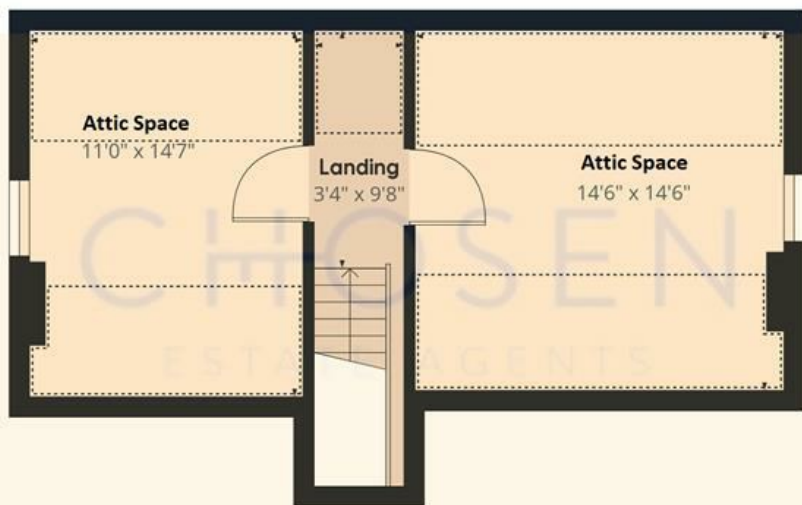




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1658.12 ft²

Reduced headroom

224.38 ft²

(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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