



19 Glendower Close, Churchdown – GL3 1NR
£267,500

Farr & Farr Sales & Lettings

19 Glendower Close

Churchdown, Gloucester, GL3 1NR

A WELL MAINTAINED MODERN TOWNHOUSE IN THIS VERY CONVENIENT AND POPULAR POSITION BETWEEN CHELTENHAM AND GLOUCESTER

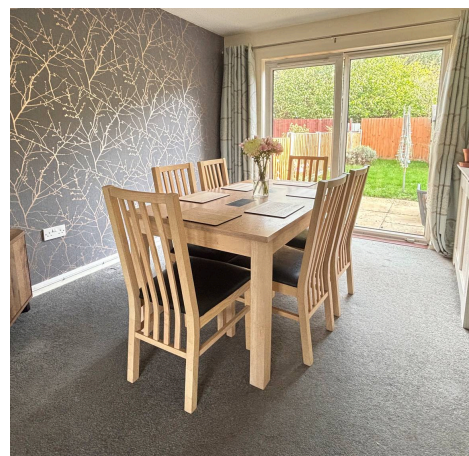
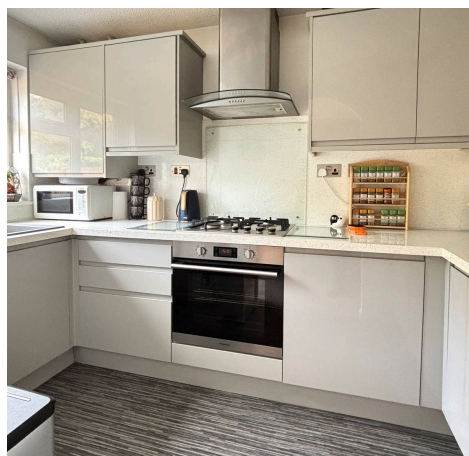
Glendower Close is a very popular and small cul-de-sac on this sought after development on the edge of the village of Churchdown. Cheltenham, the M5 and the city centre of Gloucester are all within an easy reach and good schools and shopping are close by.

Number 19 has been very well maintained in the current ownership and offers three bedroom accommodation with a separate dining area as well as a well fitted kitchen and bathroom. To the exterior, ample parking to the front and attractive landscaped South backing rear gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





COVERED PORCH

UPVC double glazed front door to:-

ENTRANCE HALL

Double radiator. Staircase to landing. Smoke alarm.

SITTING ROOM

Dimensions: 14' 5" x 14' 7" (4.39m x 4.44m). (Max). Double radiator. Wide arch to:-

DINING ROOM

Dimensions: 10' 2" x 8' 6" (3.10m x 2.59m). Boxed radiator. Upvc sliding double glazed patio doors to private terrace and garden. Arch to:-

KITCHEN

Dimensions: 10' 2" x 6' 2" (3.10m x 1.88m). Inset one and a half bowl sink unit set into worktops with mixer taps, cupboards and drawers below. Wall and base units. Built-in four ring gas hob and oven below with glazed back plate and cooker hood. Cupboard housing recent Baxi gas fired central heating boiler. Tiled splashback. Vinyl floor. Spot lighting. Built in fridge and freezer. Built in washing machine.

FIRST FLOOR

LANDING

Access to loft. Airing cupboard with shelving.

BEDROOM 1

Dimensions: 11' 9" x 8' 9" (3.58m x 2.66m). Radiator. Overstairs store cupboard. Walk in deep wardrobe cupboard with shelving, drawers and folding door.

BEDROOM 2

Dimensions: 9' 1" x 7' 4" (2.77m x 2.23m). Dimmer switch.

BEDROOM 3


Dimensions: 7' 9" x 7' 4" (2.36m x 2.23m). Radiator. Shelving.

BATHROOM

Well fitted with a white suite of panelled bath with Triton shower. Vanity unit with wash hand basin and cupboard below. Low-level WC. Fully tiled walls. Recess shelving. Extractor fan. Heated towel rail.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

FRONT GARDEN

Front garden is predominantly laid to tarmacadam, front door and slated area.

REAR GARDEN

Rear garden, very private with full width paved terrace and lawns with shrub borders to one side. Timber garden shed. All enclosed by close boarded fencing.

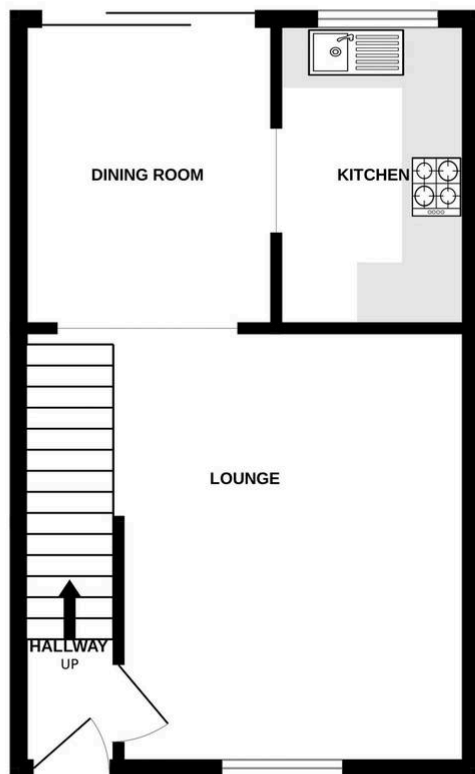
OFF STREET

1 Parking Space

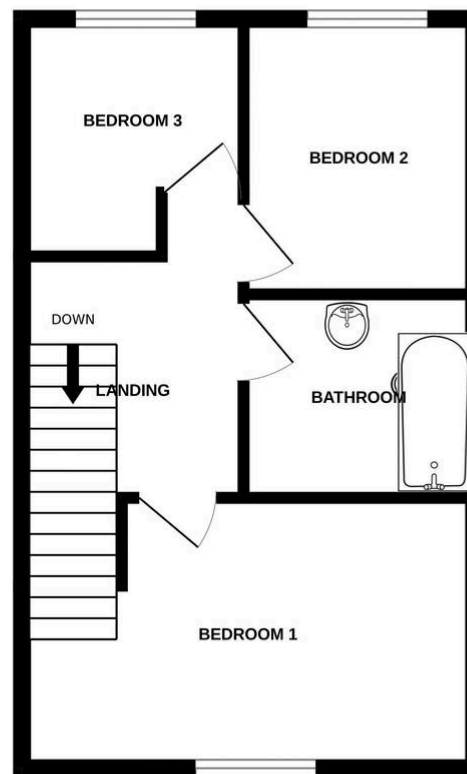
Parking for two cars.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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