



25 Brandon Close, Churchdown, Gloucester,
GL3 1NU - £229,950

Farr & Farr Sales & Lettings

25 Brandon Close

Churchdown, Gloucester, GL3 1NU

A SPACIOUS END TERRACE MODERN TOWNHOUSE IN A SMALL CUL-DE-SAC ADJACENT TO PLAYING FIELDS
Brandon Close is a small and popular cul-de-sac on this sought after Highgrove development. Excellent schooling is close by, good local shopping is within an easy reach and access to Cheltenham and the M5 is only a short drive.

Number 25 offers good size accommodation with the additional benefits of gas central heating, double glazing, a conservatory to the rear and off road parking for at least three cars.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- TWO BEDROOMS
- BATHROOM
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- PARKING FOR THREE CARS
- ENCLOSED GARDENS





SITTING ROOM

13' 6" x 12' 1" (4.12m x 3.68m)

Timber fireplace with marble effect insets. Radiator. Laminate flooring. Staircase to landing. TV point door.

KITCHEN

12' 1" x 9' 6" (3.68m x 2.90m)

Single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Plumbing for washing machine. Space for fridge/freezer. Radiator. Spotlights. Ideal gas fired central heating boiler. Glazed door.

CONSERVATORY

11' 3" x 9' 0" (3.43m x 2.74m)

Wall light. Power and UPVC double glazed door to garden.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

10' 0" x 9' 10" (3.05m x 3.00m)

Radiator. Overstairs store cupboard. Double wardrobe cupboard with store cupboard above.

BEDROOM 2

12' 1" x 6' 7" (3.68m x 2.01m)

Radiator. High-level storage.

BATHROOM

Panelled bath with mixer taps and shower attachment with marbrex splashback and glazed screen. Pedestal wash hand basin. Low-level WC. Half tiled walls. Vinyl floor. Radiator. Shaver light. Extractor fan.



FRONT GARDEN

Front gardens, good area of pavia driveway with parking for 2/3 cars and wide gated side access. Good size shed opening to:-

REAR GARDEN

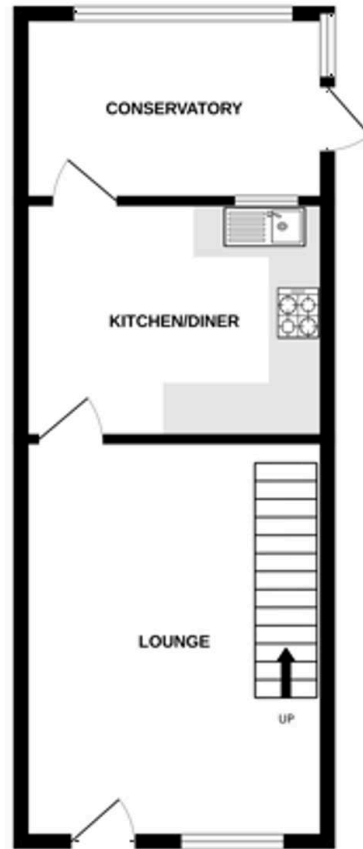
Rear gardens, area of lawns with gravel and paved terrace and a path. Enclosed by close boarded fencing.

OFF STREET

3 Parking Spaces



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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