



15 Mary Rose Avenue, Churchdown, Gloucester
GL3 1NB £389,950

Farr & Farr Sales & Lettings

15 Mary Rose Avenue

Churchdown, Gloucester, GL3 1NB

A well maintained four bedroom detached family home situated on the highly desirable Highgrove Estate in Churchdown, benefiting from excellent local amenities and schooling.

This family home offers spacious and versatile accommodation throughout. To the first floor, the property comprises four bedrooms and a family bathroom. The ground floor benefits from three reception rooms, including a generous living room with bay window, dining room, and a bright garden room/conservatory overlooking the rear garden. Further accommodation includes a fitted kitchen and convenient cloakroom. Externally, the property enjoys fully enclosed rear gardens, while to the front there is a garage, off road parking, and the added benefit of an electric car charging point.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- DETACHED FOUR BEDROOM HOME
- THREE RECEPTION ROOMS
- KITCHEN
- CLOAKROOM
- FAMILY BATHROOM
- ENCLOSED REAR GARDENS
- OFF ROAD PARKING





Entrance

Accessed via double glazed front door. Radiator. Double glazed window to side. Door into -

Living Room

13' 7" x 12' 4" (4.13m x 3.76m)

Double glazed bay window to front aspect. Radiator. Tv point.

Dining Room

10' 4" x 8' 11" (3.16m x 2.71m)

Radiator. Glazed sliding doors to:-

Kitchen

10' 4" x 8' 6" (3.16m x 2.60m)

A range of wall and base cupboards with roll top worktops and drawers below. Part tiled splash backs. Stainless steel sink and drainer. Double glazed window overlooking the gardens. Space for dishwasher. Plumbing for washing machine. Space for cooler. Space for fridge freezer. Vinyl floor.

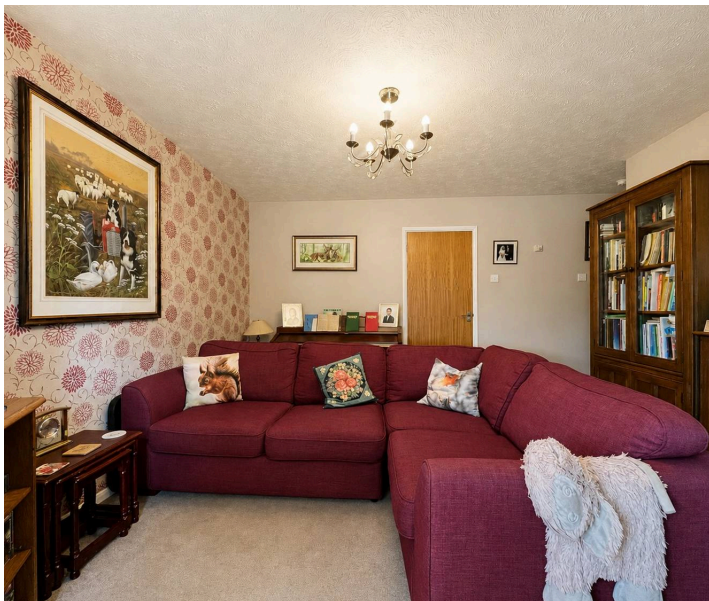
Cloakroom

Low level w.c. Wash handbasin. Double glazed window. Radiator. Tiled floor. Mirrored cupboard.

Garden Room

7' 9" x 7' 9" (2.37m x 2.36m)

Double glazed French doors to garden.





Landing

Access to attic. Airing cupboard. Double glazed window.

Bedroom 1

11' 7" x 12' 3" (3.52m x 3.74m)

Double glazed window to front aspect. Radiator. Ceiling fan. Laminate flooring.

Bedroom 2

10' 1" x 11' 5" (3.07m x 3.48m)

Double glazed window to rear aspect. Radiator. Two mirrored double wardrobes with sliding doors.

Bedroom 3

7' 0" x 9' 7" (2.14m x 2.91m)

Double glazed window to front aspect. Radiator.

Bedroom 4

6' 4" x 7' 0" (1.93m x 2.14m)

Double glazed window to rear aspect. Radiator.

Bathroom

Panelled bath with overhead shower. Vanity unit with hand basin with cupboards below and to the side. LED mirror. Low level w.c. Stainless steel heated towel rail. Marbrex walls. Double glazed window. Vinyl flooring.

Garage

Power and lighting with up and over door.



GARDEN

Fully enclosed east facing rear gardens with patio area.
Good area of lawn, shrub bed borders with mature trees.
Outside tap. Gated side access.

GARAGE

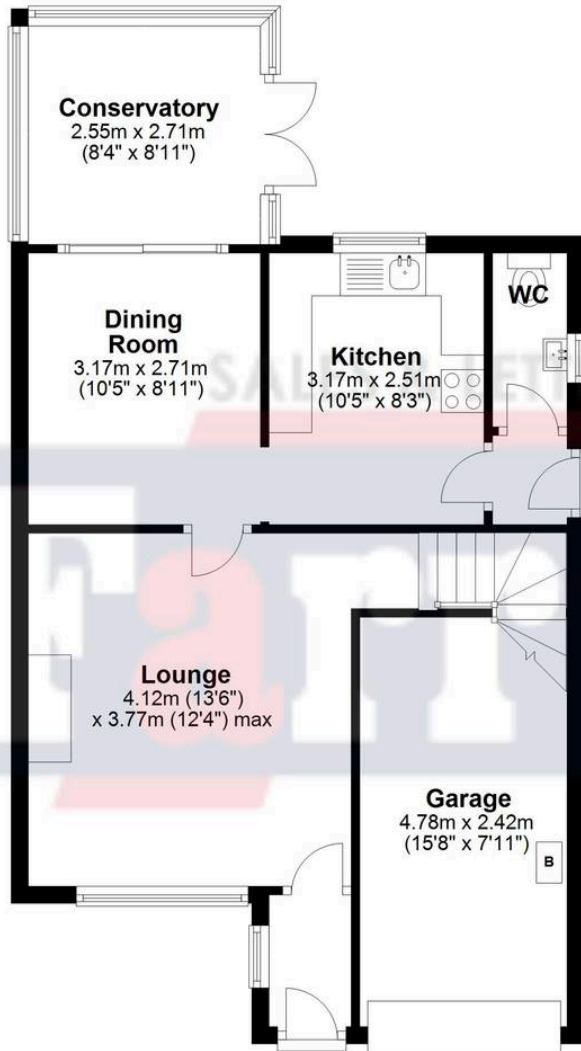
DRIVEWAY

EV CHARGING



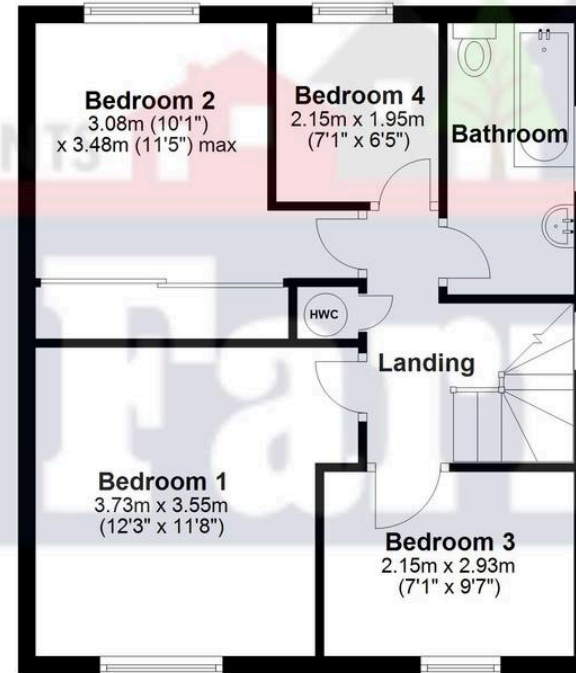
Ground Floor

Approx. 59.2 sq. metres (637.4 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



Total area: approx. 105.7 sq. metres (1137.8 sq. feet)

Farr & Farr

125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk •

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