



340 Innsworth Lane

Churchdown, Gloucester, GL3 1HD

£355,000



If space is at the top of your wish list, look no further! We are delighted to present this substantially extended five-bedroom semi-detached home, perfectly situated in a popular and convenient part of Churchdown. The living accommodation comprises of: Entrance hallway, lounge, kitchen, dining room, utility & conservatory. Upstairs are five bedrooms & bathroom.

Outside to the rear we have an enclosed garden with parking directly to the front.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs to first floor, power points, doors to utility, both reception rooms & kitchen.

Utility

Upvc double glazed window to rear, sink/drainer, space for appliances.

Lounge

Upvc double glazed french doors to rear, television point, radiator, power points.

Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drainer, cooker point, space for appliances, recessed down lights, radiator, power points, laminate flooring, partly tiled walls.

Dining Room

Upvc double glazed window & door to rear, radiator, television point, power points.

Conservatory

Upvc double glazed french doors to rear, Upvc double glazed windows throughout, pvc roof.

Bedroom 1

Upvc double glazed windows to front, radiator, power point.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3

Upvc double glazed windows to front, radiator, power points.

Bedroom 4

Upvc double glazed windows to rear, radiator, power points.

Bedroom 5

Upvc double glazed windows to rear, radiator, power points.

Bathroom

Two Upvc double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin.

Rear Garden

An enclosed area which is paved, gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band A

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

