



105 Oldbury Orchard, Churchdown, Gloucester  
GL3 2NX - £395,000

**Farr & Farr**

Sales  
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# 105 Oldbury Orchard

Churchdown, Gloucester, GL3 2NX

A 1960'S BUILT DETACHED FAMILY HOME IN AN ENVIABLE CORNER POSITION IN THIS POPULAR RESIDENTIAL ROAD Oldbury Orchard is a very popular residential road situated on the edge of Churchdown midway between Gloucester and Cheltenham. The village facilities including two highly sought after schools are all within walking distance and access to the M5 is only a short drive.

Number 105 is situated in an enviable position on a larger than average plot in this popular cul de sac. The accommodation comprises four bedrooms and is now in need of general updating but has huge potential for modernisation and extension. To the exterior, there is a large front garden with ample parking, a good size garage and South Westerly backing rear gardens that are wide and would allow for extension.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





#### **ENTRANCE PORCH**

Light. UPVC double glazed front door to:-

#### **ENTRANCE HALL**

Staircase to landing. Deep understairs cupboard. Radiator. Central heating time clocks.

#### **CLOAKROOM**

Wash hand basin. Low-level WC. Radiator.

#### **SITTING ROOM**

17' 0" x 12' 10" (5.18m x 3.91m)

Stone fireplace. Double and single radiators. Large window to the front. TV point.

#### **DINING ROOM**

11' 8" x 9' 10" (3.56m x 3.00m)

Radiator. UPVC double glazed sliding patio doors to garden.

#### **KITCHEN**

11' 3" x 6' 10" (3.43m x 2.08m)

Inset single drainer sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Washing machine, dishwasher and fridge. Built-in double oven and four ring Neff hob.





## FIRST FLOOR

### LANDING

Access to loft.

### BEDROOM 1

13' 6" x 10' 6" (4.12m x 3.20m)

Radiator.

### BEDROOM 2

11' 10" x 10' 7" (3.61m x 3.23m)

Radiator.

### BEDROOM 3

12' 0" x 6' 3" (3.66m x 1.91m)

Radiator.

### BEDROOM 4

13' 6" x 6' 3" (4.12m x 1.91m)

Radiator. Airing cupboard with Worcester gas fired central heating boiler.

### SHOWER ROOM

Large shower cubicle with stainless steel controls and marbrex splashback. Vanity unit with wash hand basin and cupboards below. Low-level WC with concealed cistern. Radiator.



## FRONT GARDEN

Front gardens of a very good size with a gravel drive. Good area of lawns with shrub bed borders, mature tree and fencing. Concealed bin storage and outside light.

## REAR GARDEN

South Westerly backing with paved terrace and stone wall with flower bed borders. Good area of lawns with flower, mature trees and bushes. A good amount of room to the side of the property which would be useful for a large workshop or offers room for significant extension.

## Garage

17'2 x 10' Up and over door. Consumer box and meters. Power, light and water. Personnel door to rear gardens.

## Parking Spaces

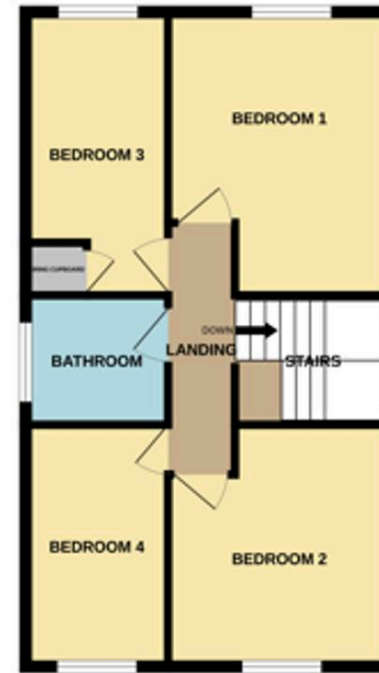
Parking for four plus cars. Possible additional parking.



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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