



43 Oldbury Orchard, Churchdown, Gloucester

GL3 2PU - £395,000

**Farr & Farr** Sales Lettings

# 43 Oldbury Orchard

Churchdown, Gloucester, GL3 2PU

Situated in the heart of Churchdown Village, this attractive home enjoys picturesque views across the rear garden. Ideally positioned in Oldbury Orchard, it offers convenient access to a range of local amenities, excellent bus links and highly regarded schools.

This beautifully presented three-bedroom property offers spacious and versatile accommodation, ideally suited for modern family living. The welcoming lounge features a charming bay window, allowing natural light to flood the room and creating a bright and inviting space to relax.

The kitchen/diner provides the perfect setting for entertaining, with ample space for dining and socialising with family and friends. Further benefits include a convenient downstairs cloakroom, a well-appointed family bathroom, and three well-proportioned bedrooms.

Externally, the property boasts off-road parking and a detached garage, providing excellent storage and parking facilities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





### Entrance Hall

Accessed via UPVC double glazed front door. Tiled floor. Stair to landing.

### Cloakroom

Low level w.c. Pedestal wash hand basin. Part tiled splashback. Double glazed window. Radiator. Tiled floor.

### Kitchen/Diner

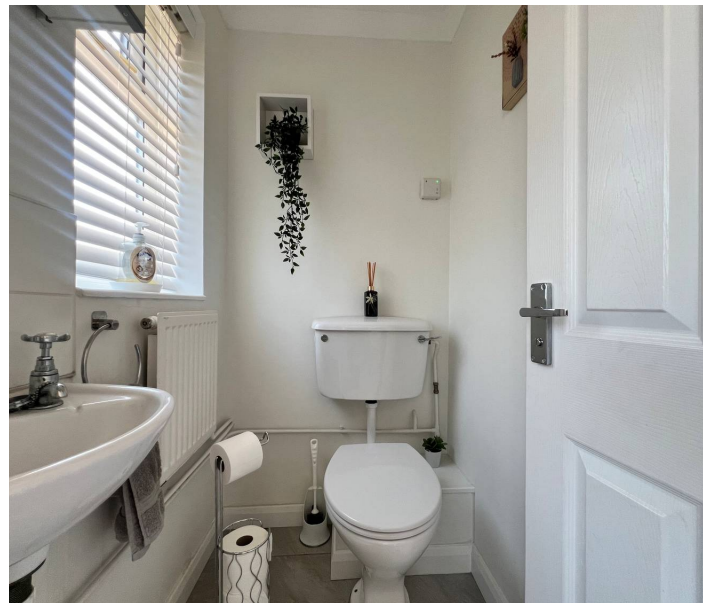
12' 2" x 11' 11" (3.71m x 3.63m)

A range of wall and base units with cupboards and drawers below. Solid oak worktops. Stainless steel sink and drainer. Integrated double oven. Four ring electric hob with extractor fan. Built in fridge/freezer. Slimline dishwasher. Pendant lights. Understairs storage cupboard. Double glazed window. Inset ceiling spotlights. Tiled floor. Radiator. Double glazed French doors to garden.

### Lounge

16' 6" x 11' 0" (5.03m x 3.35m)

Double glazed bay window to front aspect. Feature fireplace with electric fire and oak mantel beam. T.V point. Radiator.





### First Floor Landing

Radiator. Storage cupboard.

### Bedroom 1

16' 6" x 11' 0" (5.03m x 3.36m)

Double glazed window. Radiator.

### Bedroom 2

9' 0" x 8' 10" (2.74m x 2.69m)

Double glazed window. Radiator.

### Bedroom 3

7' 2" x 8' 10" (2.18m x 2.69m)

Double glazed window. Radiator.

### Bathroom

Panelled bath with overhead shower with multiple attachments. Low level w.c. Pedestal wash hand basin. Stainless steel heated towel rail. Tiled floor. Inset ceiling spotlights. Two double glazed windows.



## GARDEN

Beautifully maintained gardens with views of the countryside. Patio area ideal for alfresco dining with further patio area behind the garage. Mature shrub bed borders. Gated side access.

## FRONT GARDEN

Paved driveway with parking for multiple cars. Lawn with mature shrub border.

## DRIVEWAY

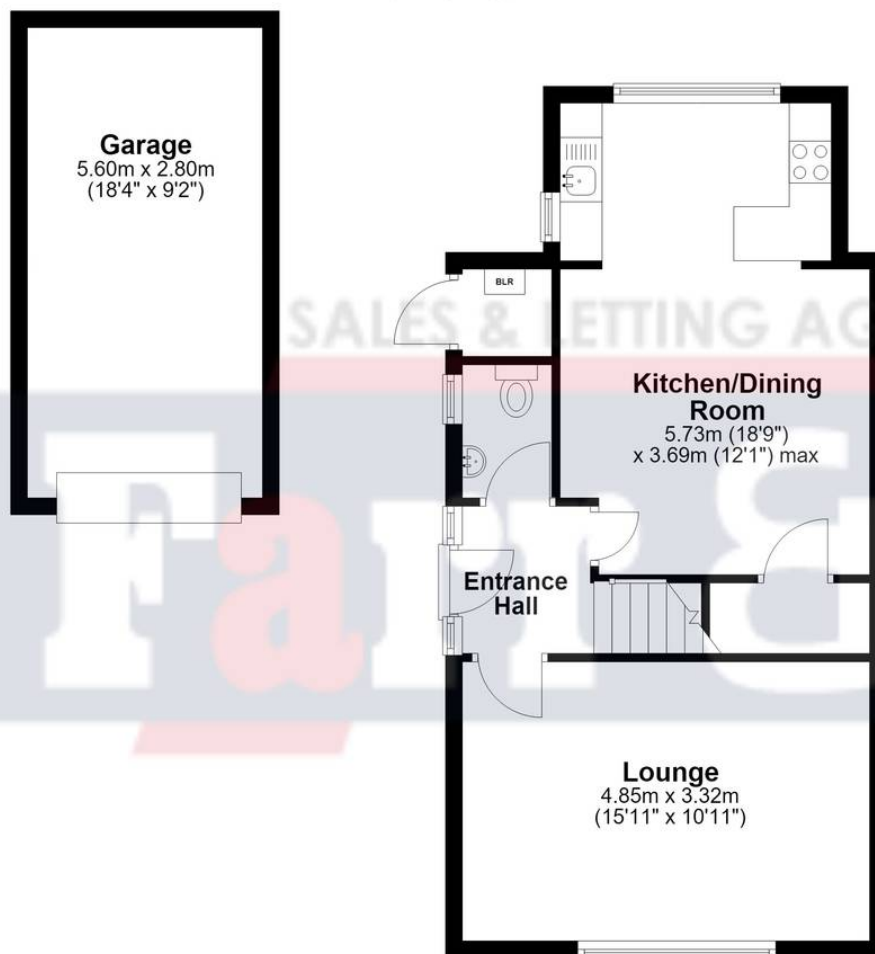
3 Parking Spaces

Paved driveway with parking for multiple cars.



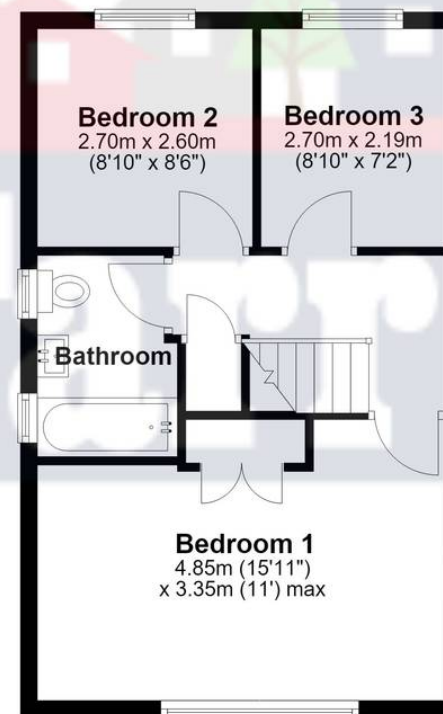
### Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)  
(excluding Garage)



### First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 84.6 sq. metres (910.3 sq. feet)

**Farr & Farr**

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