

18 Farrant Avenue, Churchdown, Gloucester, GL3 2BP

£450,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Occupying an excellent plot with generous outdoor space and ample off road parking, this substantial four bedroom detached family home offers spacious and versatile accommodation, alongside fantastic potential for buyers looking to modernise and create a home of their own.

Stepping inside, you are welcomed by a spacious entrance hallway providing access to the ground floor accommodation. The generously proportioned living and dining room stretches from the front to the rear of the property, offering plenty of space for both relaxing and entertaining. From the dining area, doors lead through to a sunroom overlooking the garden, whilst a separate kitchen provides a practical space for everyday cooking and meal preparation.

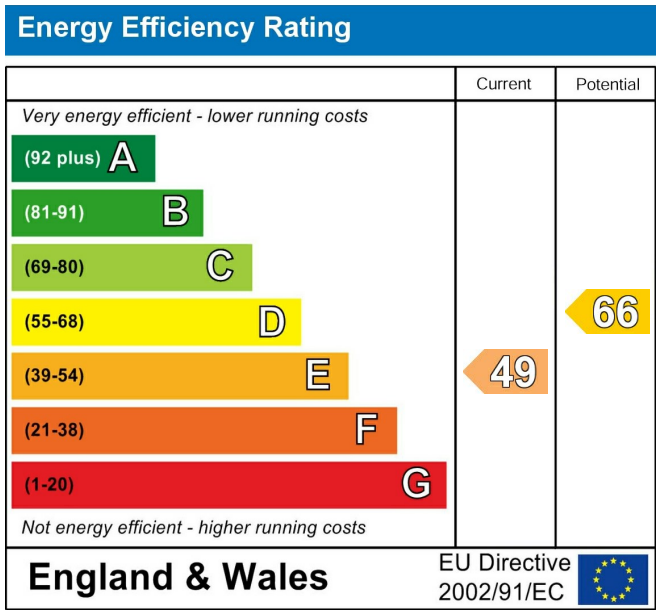
The ground floor further benefits from a garage/workshop, offering useful storage space and potential for alternative uses, subject to any necessary consents. A downstairs bathroom and additional hallway complete the ground floor accommodation.

Upstairs, the property offers four bedrooms, providing flexibility for growing families, visiting guests or those working from home. A family bathroom completes the first floor.

Outside, the property occupies a particularly generous plot, with established gardens featuring mature trees, shrubs and lawned areas. The extensive driveway to the front provides ample off road parking for multiple vehicles, adding to the practicality of this family home. Furthermore, to the rear, an additional driveway provides a garage and extra off road parking space.

Whilst the property would benefit from modernisation, its generous proportions, flexible layout and excellent plot present an exciting opportunity for buyers looking to unlock its full potential and create a fantastic long term family home.

- Substantial Four Bedroom Detached Home
- Excellent Generous Plot
- Fantastic Potential to Modernise
- Spacious Living/Dining Room
- No Onward Chain
- Two Driveways And A Garage
- EPC Rating: E49
- Council Tax Band: D




Agents Note
Freehold
EPC Rating: E49
Tewkesbury Borough Council Tax Band: D
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

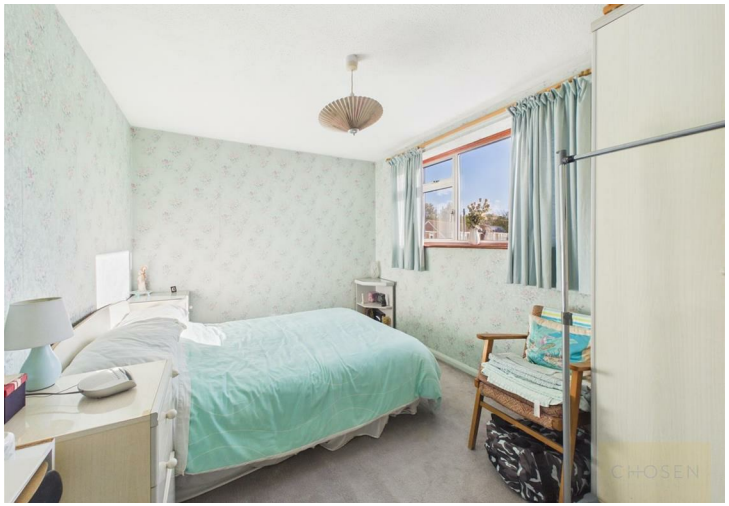
Flood Risk
Rivers & Seas Very Low
Surface Water Very Low

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Floor 0




Floor 1

E
S
N
W

**Approximate total area**(1)

1250 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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