

# Farr & Farr

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**PRICE: £325,000**

**REF: CD23597**

**30 Craven Drive  
Churchdown  
Gloucester  
GL3 2EA**



**A GOOD SIZED THREE BEDROOM SEMI-DETACHED  
FAMILY HOME IN A CONVENIENT LOCATION WITH  
POTENTIAL TO EXTEND**

SITTING ROOM: DINING ROOM: KITCHEN: CONSERVATORY:  
CLOAKROOM: THREE BEDROOMS: BATHROOM: GAS CENTRAL  
HEATING: DOUBLE-GLAZING: GARDENS FRONT, SIDE AND REAR:

## 30 CRAVEN DRIVE, CHURCHDOWN, GLOUCESTER, GL3 2EA

Conveniently situated in Craven Drive a short distance from an extensive array of amenities that are situated in St Johns Avenue is this good size three bedroom semi detached home with larger than average plot giving the potential to extend. The property has been altered to provide an extra reception room and downstairs cloakroom and the added advantage of a conservatory to the rear. Benefits are double-glazed windows and warmed by gas-fired central heating. The accommodation is arranged as follows: -

Covered entrance porch with external light and frosted double-glazed entrance door with frosted double-glaze side panel into: -

**ENTRANCE HALL:** Radiator. Stairs to first floor. Central heating thermostat. Doors to: -

**SITTING/DINING ROOM:** **20'9 x 12'1** Fitted gas fire. T.V point. Power points. Radiator. Double-glazed window to side and rear. Double-glazed door in to: -

**CONSERVATORY:** **10'6 x 7'3** Brick built to sill. Double-glazed to two elevations. Perspex ceiling. Power points. Double-glazed sliding door to rear garden. Wall light points.



**KITCHEN:** **15'0 x 6'0 widening to 9'0** Fitted kitchen of wall and base units with roll-edge laminated work surfaces. Stainless steel single drainer sink unit. Plumbing for automatic washing machine. Wall mounted 'Worcester' combination boiler supplying central heating system and instantaneous hot water. Double panelled radiator. Double-glazed window to front and side elevation. Frosted double-glazed door to rear/side garden. Under stairs storage area. Part tiled walls. Fluorescent light. Coving to ceiling



**DINING ROOM:** **11'6 x 7'9** Double-glazed window to front elevation. Double panelled radiator. Power points. 'Telewest' point. Storage cupboards housing fuse board, electric and gas meter.

**CLOAKROOM** Coloured suite of low-level W.C. Wall mounted wash hand basin. Extractor Fan.

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From entrance hall stairs with wooden hand rail lead up to: -

**LANDING:** Access to via loft ladder to loft space. Airing cupboard housing power point and lattice shelving. Doors to: -

**BEDROOM 1:** **13'2 x 11'5** Radiator. Power points. Telephone point. Double-glazed window to front elevation.



**BEDROOM 2:** **11'5 x 8'7** Radiator. Double-glazed window to rear elevation. Power point.

**BEDROOM 3:** **11'3 x 6'2** Radiator. Power point. Double-glazed window to side elevation.



**BATHROOM:** Coloured suite of panelled bath. Vanity wash hand basin with cupboard under. Low-level W.C. Fully tiled shower cubical with thermostatically controlled shower. Half tiled walls. Double-glazed windows to both side and rear elevation. Heated chrome towel rail.

**OUTSIDE:** The property occupies a generous corner plot offering potential to extend.

**FRONT GARDEN:** Concrete driveway and gravelled area for off road parking. Gated side access to: -

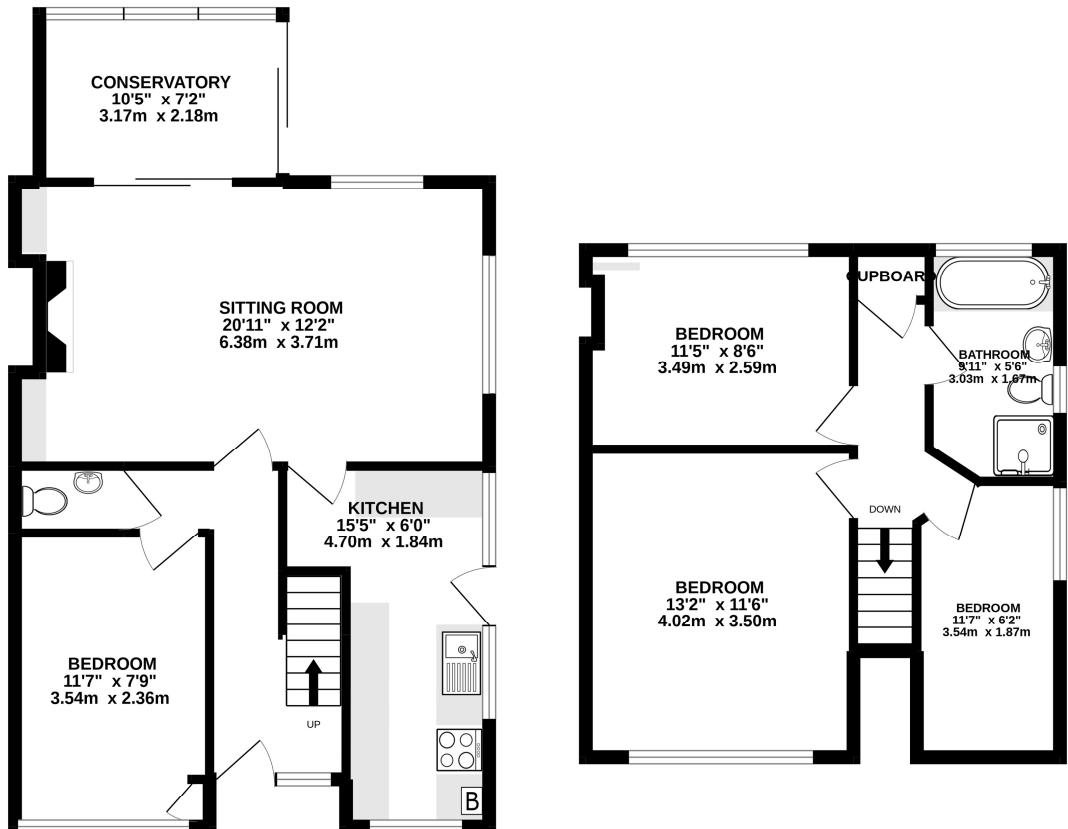
**SIDE GARDEN:** Laid predominately to lawn with stocked flower/shrub borders. Timber garden shed. Greenhouse. Patio area leading round to: -

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**REAR GARDEN:** Laid predominately to patio with raised border. External tap. Whole enclosed by panelled fencing.

GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.6 sq.m.) approx.  
 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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**ENERGY RATING:** D - 62

**AGENTS NOTE:** ALL MEASUREMENTS ARE APPROXIMATE

**VIEWING:** BY APPOINTMENT VIA THE AGENT