



35 Grove Road, Churchdown, Gloucester, GL3 2SP

£245,000

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Farr & Farr Sales Lettings 

**35 Grove Road, Churchdown,
Gloucester, GL3 2SP**

£245,000

**A SURPRISINGLY SPACIOUS TOWNHOUSE IN
A VERY CONVENIENT POSITION**

Grove Road is a popular cul-de-sac situated just off Pirton Lane close to the village of Churchdown and 3 miles to the East of Gloucester city Centre. Excellent schooling is close by and access to Cheltenham, Gloucester and the M5 is only a short drive.

Number 35 is surprisingly offers large accommodation that has been well looked after. All three bedrooms are good sizes, there are two receptions , a kitchen as well as a bathroom. To the exterior, the gardens to the rear are level and enclosed and there is parking to the front.

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ENTRANCE PORCH

UPVC double glazed front door. Deep store cupboard. Glazed door to:-

ENTRANCE HALL

Staircase to landing. Cupboard.

CLOAKROOM

Low-level WC. Pedestal wash hand basin. High-quality flooring.

SITTING ROOM 12' 4" x 10' 8" (4.95m x 3.78m)

Night storage heater. TV point.

DINING ROOM 8' 0" x 10' 8" (2.44m x 3.25m)

UPVC double glazed sliding patio doors to garden. High-quality flooring.

KITCHEN 10' 5" x 9' 11" (3.17m x 3.02m)

Inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Cooker control panel. Plumbing for washing machine. Space for fridge/freezer. UPVC double glazed door to garden. Spotlights.

FIRST FLOOR

LANDING

Access to loft. Cupboard housing factory cylinder and immersion heater with time clocks.

BEDROOM 1 13' 4" x 10' 9" (4.06m x 3.27m)

Double wardrobe cupboard. Night storage heater.

BEDROOM 2 10' 4" x 10' 0" (3.15m x 3.05m)

Double wardrobe cupboard. Night storage heater.

BEDROOM 3 10' 9" x 7' 6" (3.27m x 2.28m)

Night storage heater.

BATHROOM

White suite of panelled bath with Triton electric shower. Fully tiled splashback and screen. Low-level WC. Pedestal wash hand basin. Part tile walls. Vinyl floor.

EXTERIOR

Front gardens with parking for 1/2 cars with gravel path and lawns. Outside light.

Rear gardens predominantly laid to lawns with path. Enclosed by close boarded fencing with gated pedestrian rear access.

STORE ROOM 6' 0" x 6' 10" (1.83m x 2.08m)

Window. Shelving and light. Door to the front.

AGENTS NOTE

EPC: E-42

COUNCIL TAX: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 a guide only 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.
Made with Microplan 6/2009

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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