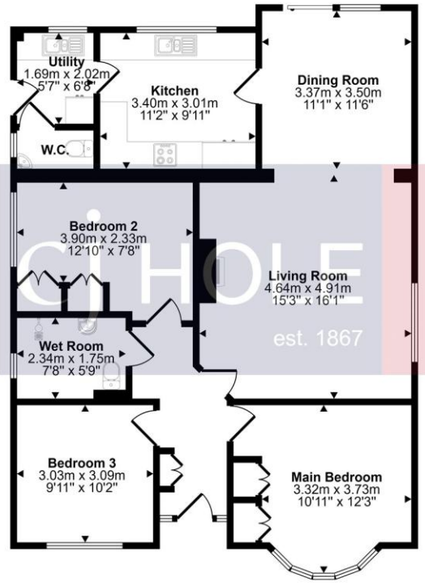
Approx Gross Internal Area
101 sq m / 1085 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Additional Information



Hucclecote Sales
5 Silverdale Parade, Hillview Road
Hucclecote, GL3 3LA
t: **01452 619777**
e: hucclecote@cjhole.co.uk

www.cjhole.co.uk

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(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract;
(ii) no person in the employment of C & T Residential trading as CJ Hole has any authority to make or give any representation or warranty whatever in relation to this property



Brookfield Road, Churchdown, GL3

Asking Price: £565,000 Freehold

Offered for sale with no onward chain, this well-proportioned detached 1930s bungalow is conveniently situated in Churchdown Village, close to a range of local amenities.

Set on a very generous plot, this deceptively spacious property comprises a large entrance hall, three double bedrooms and a re-fitted shower room. There is also a very spacious lounge/dining room with wood-burning stove and patio doors leading to an extremely private and enclosed rear garden. The re-fitted kitchen leads through to a useful utility room and cloakroom.

To the front of the property there is an impressive front garden offering parking for several vehicles, including space for a caravan/motorhome, with an additional parking area behind timber double gates. The well-established rear garden offers both patio and lawned areas.

Retaining many of its original character features with high ceilings and ample storage, this property would make an ideal family home or perfect for those looking to downsize to single-storey living.

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Freehold

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Brookfield Road, Churchdown, GL3

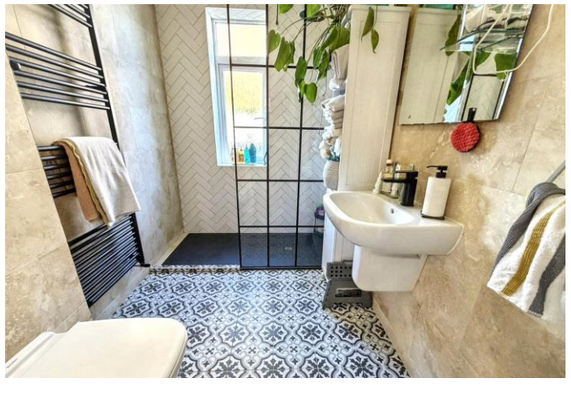
Asking Price: £565,000











Entrance Hall Karndean flooring, single glazed wooden front door, built-in storage cupboard housing smart meters and consumer unit, loft hatch with ladder and radiator

Main Bedroom Karndean flooring, fitted wardrobes, radiator and UPVC bay window to front aspect with built-in shutters

Bedroom Three Karndean flooring, radiator and UPVC window to front aspect with built-in shutters

Bedroom Two Karndean flooring, radiator, UPVC window to side aspect with built-in shutters and fitted wardrobes

Wet Room Refitted wet room consisting of: closed coupled WC, wall mounted hand wash basin, wet room style shower, heated towel rail, tiled walls and UPVC window to side aspect

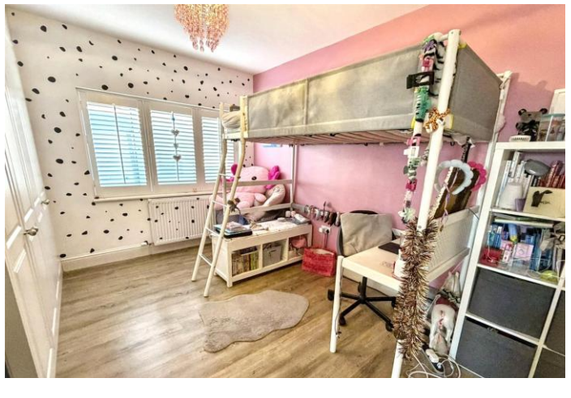
Living Room Karndean flooring, two radiators, feature surround fireplace with multi fuel burning stove, built-in shelving and TV unit and opening to dining room

Dining Room Karndean flooring, radiator, UPVC patio doors to rear garden, glass paneled door to kitchen and opening to living room

Kitchen Range of eye and base level units with worktops over, 1 1/2 bowl sink and drainer with mixer tap, eye level separate double oven and grill, ceramic hob with extractor hood over, integrated dishwasher, glass paneled door to dining room, door to utility room and UPVC window to rear aspect

Utility Room Built-in storage units, plumbing for washing machine, wall mounted gas boiler, sink and drainer with mixer tap, UPVC window to rear aspect, UPVC door to side garden and door to cloakroom

Cloakroom Closed coupled WC, hand wash basin, UPVC window to side aspect and extractor fan



Front Garden Enclosed by timber fencing and evergreen hedgerows, lawned areas, plant and shrub borders, tarmac driveway for several vehicles/motorhome, gated side access via both sides of property, storm porch and front door

Side Garden Additional concrete driveway with double gates to front driveway, single gate to rear garden and UPVC door to utility room

Rear Garden Extremely private rear garden enclosed by various shrubs, trees and timber fencing, large paved patio, gated access to side garden, steps and ramp up to lawned area with plant and shrub borders and concrete pathway leading to gated side access

Material Information Please use the QR code to open the material information

Council Tax Band E

Referral We always refer sellers to Montpellier Legal, Harvey Baker solicitors or RedKite Law solicitors and The Mortgage Brain. It is your decision whether you choose to deal with Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain. Should you decide to use Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain you should know that we would receive a referral fee of £100 from them for recommending you to them.
We are required by law to conduct anti-money laundering checks on all those selling or buying a property, the initial checks are carried out on our behalf by Lifetime Legal. This costs £55 (incl. VAT) which is paid directly to Lifetime Legal and is non-refundable.

Material Information