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PRICE: OFFERS OVER £190,000

REF: CD23514

**6 Craven Drive
Churchdown
Gloucester
GL3 2DZ**



**A BEAUTIFULLY PRESENTED TWO BEDROOMS END
TERRACED HOUSE**

**SITTING ROOM: KITCHEN/BREAKFAST ROOM: TWO DOUBLE BEDROOMS:
BATHROOM: GAS FIRED CENTRAL HEATING: DOUBLE-GLAZING: CARPORT:
GARDENS FRONT & BACK:**

Estate Agents

Surveyors

Valuers

Website: www.farrandfarr.co.uk
FOUR LOCAL OFFICES

6 CRAVEN DRIVE CHURCHDOWN GLOUCESTER GL3 2DZ

Situated in Craven Drive a short distance from the extensive amenities on offer within St Johns Avenue is this, in our opinion, well presented two-bedroom end terraced house. Benefitting from double-glazing and warmed by gas-fired central heating the accommodation arranged as followed: -

Frosted double-glazed entrance with frosted double-glazed side panel into: -

ENTRANCE HALL: Stairs to first floor. Radiator. Smoke alarm. Power points. Door to: -



SITTING ROOM: 14'9 (4.50m) narrowing to 11'9 (3.57m) x 10'10 (3.31m). Double-glazed window to front elevation. Radiator. Power points. Cable point. Telephone point. Wall mounted electric fire. Sunken ceiling spotlights on dimmer switch. Dado rail. Door to: -

KITCHEN: **18'0 (5.48m) x 5'10 (1.78m).** Modern fitted kitchen of wall and base units with roll edge laminated work surfaces. Stainless steel single drainer sink unit. Gas and electric cooker point. Space for upright fridge/freezer. Plumbing for automatic washing machine. Part tiled walls. Power points. Dining alcove with under stairs storage cupboard. Radiator. Double-glazed window and frosted double-glazed door to rear garden.



From the entrance hallway stairs lead up to: -

LANDING: Double-glazed window to rear elevation. Access to loft space. Radiator. Power points. Doors to: -

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BEDROOM 1: 11'11 (3.63m) x 8'4 (2.55m). Double-glazed window to rear elevation. Radiator. Power points.



BEDROOM 2: 9'9 (2.86m) to wardrobe door front x 8'8 (2.64m). Double-glazed window to front elevation. Radiator. Power points. Built-in wardrobes to one complete elevation with hanging rail, shelving and housing 'Worcester' combination boiler supplying instantaneous hot water and central heating system.



BATHROOM: Modern white suite of panelled bath with thermostatic shower over and by-fold glass shower screen. Pedestal wash hand basin. Low level W.C. Part tiled walls. Radiator. Extractor fan. Frosted double-glazed window to rear elevation.

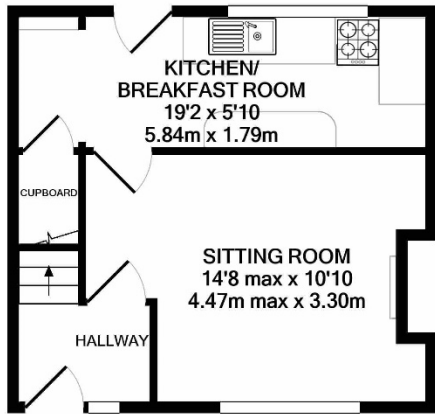
OUTSIDE:



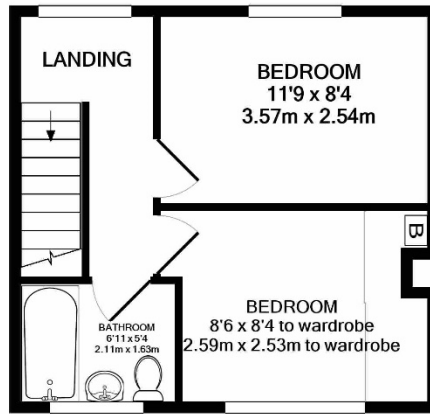
FRONT: Laid to lawn with flower borders. Tarmacadam driveway leading to wooden gated side access to carport with outside power points and gated rear access to: -

REAR: Laid to lawn. Flower borders. Patio area. Small gravelled area. External tap. The whole enclosed by panelled fencing.

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GROUND FLOOR
APPROX. FLOOR
AREA 291 SQ.FT.
(27.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 295 SQ.FT.
(27.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 586 SQ.FT. (54.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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