Murdock & Wasley
ESTATE AGENTS



57 Oldbury Orchard

Churchdown, Gloucester, GL3 2PU

Offers in excess of £350,000

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Murdock & Wasley Estate Agents are delighted to bring to the open market this fantastic opportunity to purchase a spacious four-bedroom semi-detached home, ideally positioned within a sought-after village and within walking distance of local schools and amenities.

Requiring modernisation throughout, the property presents an exciting opportunity for purchasers looking to create a home to their own taste and specification. The generous accommodation includes two reception rooms, a master bedroom with en-suite, and three further well-proportioned bedrooms, with the property enjoying far-reaching countryside views.

Externally, the property benefits from an enclosed garden, garage and off-road parking.

While certainly a project, we believe this property offers superb potential and represents a rare opportunity to acquire a substantial family home in a highly desirable village setting.







Entrance Hall
Accessed via double glazed door, power point, radiator, stairs to first floor landing. Doors lead off:

Cloakroom
Low level wc, wall mounted wash hand basin, tiled walls.

Kitchen
Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with stainless steel mixer tap over. Appliance points, power points, eye level double oven/ grill, hob with extractor hood over, space for dishwasher, fridge/ freezer and washing machine. Radiator, partly tiled walls, under stairs storage cupboard, rear aspect upvc double glazed window and door to garden. Door to:

Dining Room
Power points, radiator, space for dining table, rear aspect sliding aluminium double glazed doors.

Lounge
Tv point, power points, radiator, feature open fireplace, front aspect upvc double glazed window.

Landing
Access to loft space. Doors lead off:

Master Bedroom
Power points, radiator, coving, rear aspect upvc double glazed window. Door to:

En-Suite
Suite comprising corner bath, low level wc, pedestal wash hand basin, radiator, front aspect upvc double glazed window.

Bedroom Two
Power points, radiator, front aspect upvc double glazed window.

Bedroom Three
Power points, radiator, rear aspect upvc double glazed window.

Bedroom Four
Power points, radiator, rear aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin, radiator, tiled flooring.

Outside
To the front of the property, a driveway provides off-road parking and is complemented by lawned borders. The driveway leads to the garage, which is accessed via an up-and-over door and benefits from power, lighting and an internal access door.

To the rear, the enclosed garden features a paved patio area, ideal for outdoor dining, seating and entertaining. Beyond the patio is a generous lawn, bordered by mature hedging and fencing, providing a good degree of privacy.

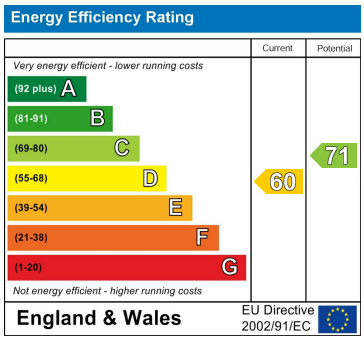
Tenure
Freehold

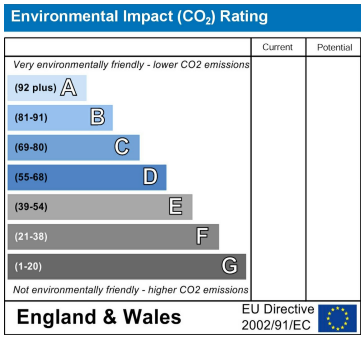
Local Authority
Tewkesbury Borough Council
Council Tax Band: D

Services
Mains water, gas, electricity and drainage.

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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