



57 Oldbury Orchard

Churchdown, Gloucester, GL3 2PU

Offers in excess of £350,000



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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

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