



Astridge Road, Witcombe GL3 4SY
£299,950



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• A rare opportunity • Lovely village location • Kitchen/Diner • Good sized bedrooms • Enclosed rear garden • Garage and Driveway • In need of updating • Chain free • EPC rating C78 • Tewkesbury Borough Council- Tax Band C £1673,65 per annum 2022/2023

£299,950



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Porch

Double glazed windows to side elevations, door to;

Hall

Stairs to first floor, door to;

Living Room

Double glazed window to front elevation, brick feature fireplace with freestanding wood burner effect electric heater, wall mounted electric heater, door to;

Kitchen/Diner

Double glazed window to rear elevation overlooking the garden, a range of wall and base wooden units with laminate work surface over, incorporating a one bowl stainless steel sink, tiled splash backs, space for freestanding appliances to include cooker, washing machine, and fridge freezer, tiled flooring. The Dining area consists of wooden floorboards, wall mounted electric heater, and a door leading to;

Rear Lobby

Doors to shower room, garden walkway and understairs storage cupboard,

Shower Room

Double glazed obscure windows to side elevation, double shower cubicle, vanity wash hand basin, WC, extractor fan, wall panelling.

Cupboard Walkway

Door to front and rear elevations, internal door to;

Garage

31'9" x 8'3" (9.70 x 2.53)

Up and over door to front elevation, pedestrian door, power and lighting.

Landing

Double glazed window to side elevation, wall mounted electric heater, access to loft via hatch which is insulated and has a light.

Bedroom One

Double glazed window to front elevation, wall mounted electric heater, storage cupboard.

Bedroom Three

Double glazed window to rear elevation overlooking the garden, wall mounted electric heater, airing cupboard housing the hot water tank.

Bedroom Two

Generous sized single bedroom with double glazed window to rear elevation overlooking the garden, wall mounted electric heater.

Outside

To the front of the property, there is a hard-standing driveway providing off-road parking as well as access to the garage. There is also a large area of lawn with shrub hedging. To the rear of the property, there is a good-sized and low-maintenance garden which is all enclosed and is mainly laid to lawn with a decked seating area.

Location

The Village of Witcombe lies just off the A46 approximately 5 miles from Cheltenham Town Centre and 6 miles from Gloucester. The semi-rural village offers a local village hall holding community events/playgroup and pub/restaurant, The Twelve Bells. All other amenities can be found in the neighbouring area of Brockworth. There are local schools and excellent transport links to A417 and M5 Motorway.

Tenure, Services and Local Authority

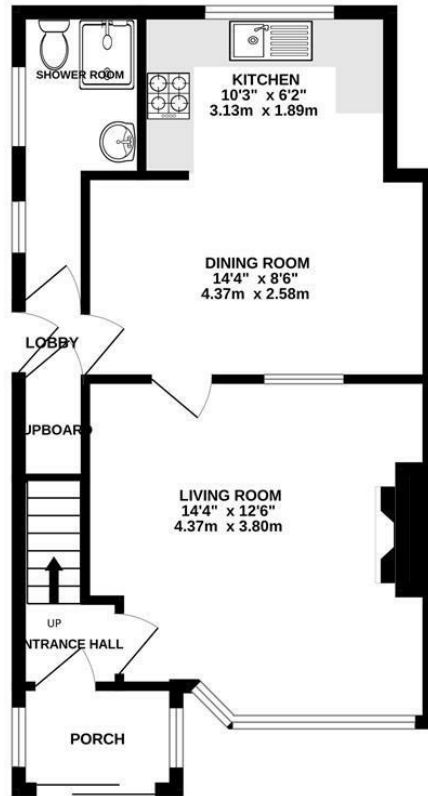
Freehold.

All mains services are believed to be connected to the property with the exception of gas.

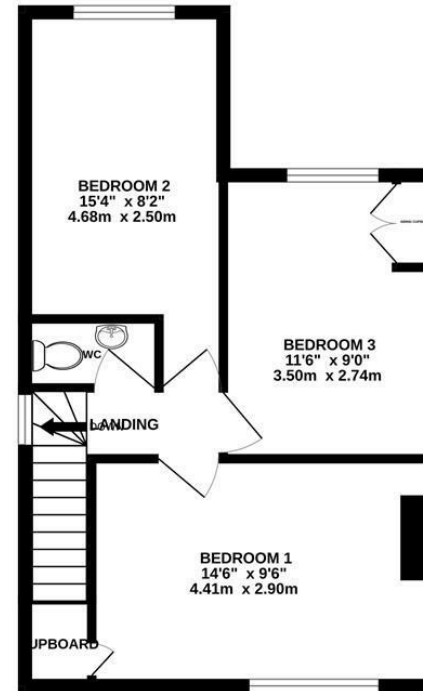
Local Authority- Tewkesbury Borough Council- Tax Band C- £1673.65 (2022-2023).



GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

