

Blacksmith Lane

Gloucester GL3 2EU





Blacksmith Lane, Churchdown Gloucester GL3 2EU

With no onward chain, this charming, detached cottage is located in the popular village of Churchdown, close to local shops, amenities and schools. Dating back to 1830 the property still includes many original features such as exposed beams and a fireplace but has been extended by the current owners. The property comprises of: entrance hallway with storage, downstairs WC, spacious kitchen with integrated appliances, large living room with log burner and a separate dining room which opens up on to the garden.

Upstairs there are 4 good sized bedrooms with the main bedroom benefiting from an en suite and a family bathroom. The property also offers extension opportunity to the side (subject to planning permission) and was granted planning permission in 2018 for a double storey side annex.

Further benefits from off road parking for several cars, a detached garage, double glazing and gas central heating.

Council Tax Band: C



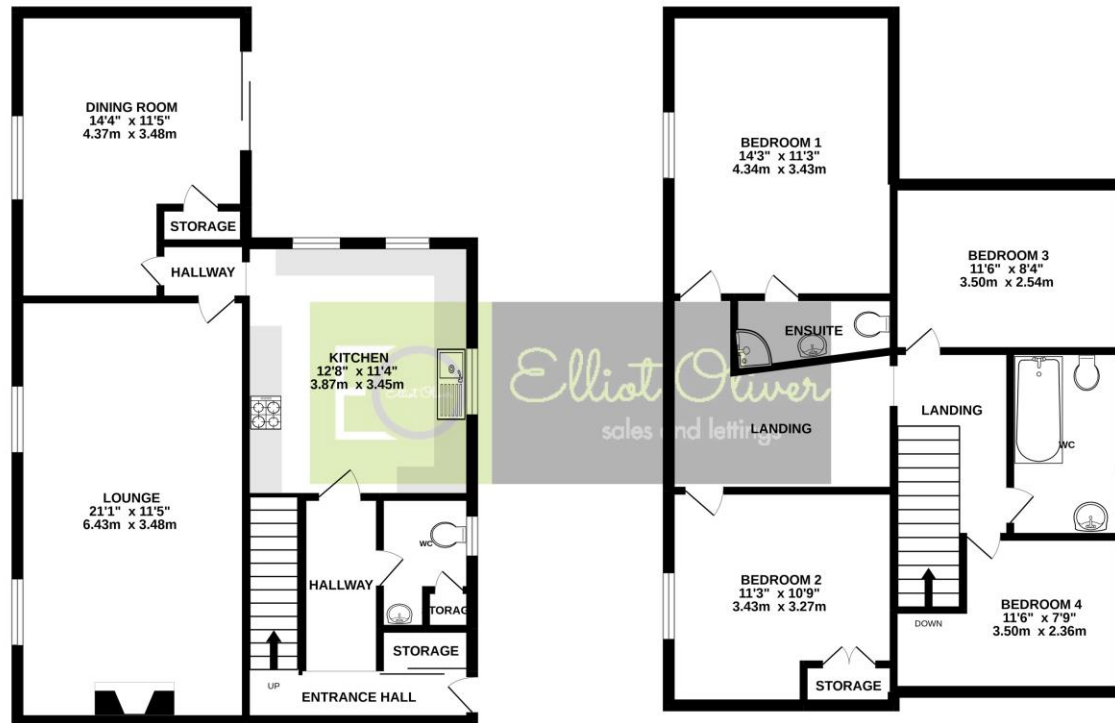






GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1485sq.ft. (138.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:
Rosedene



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements