

Shurdington Lodge, Main Road, Shurdington, Cheltenham. Glos. GL51 4XJ.



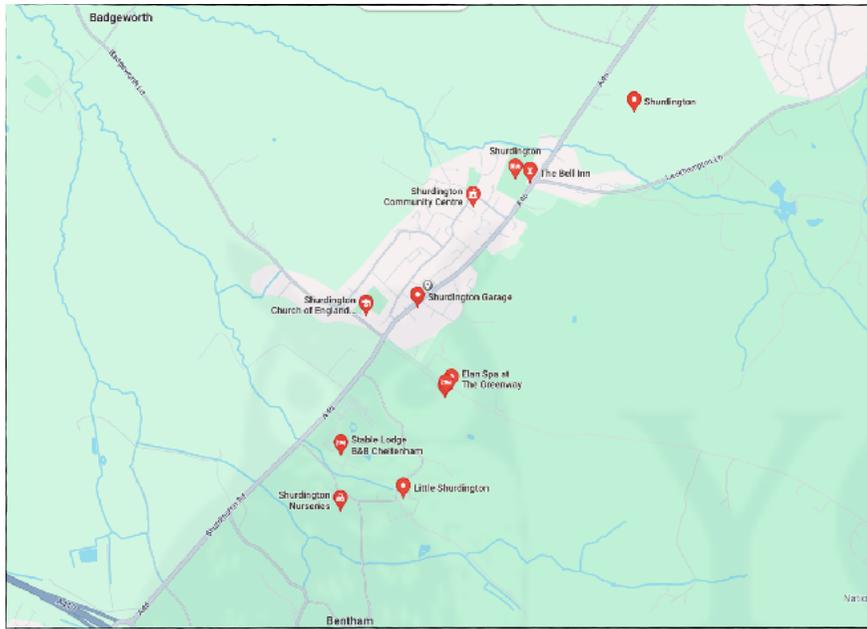
Situated in the village of Shurdington, this modern, deceptively spacious, three bedroom detached house has recently been upgraded with the accommodation comprising of living room, dining room, large kitchen/breakfast room, W.C., utility room and integral garage on the ground floor, with three bedrooms, a bathroom and ensuite shower room on the first floor.

The property benefits from gas central heating and uPVC double glazed windows.

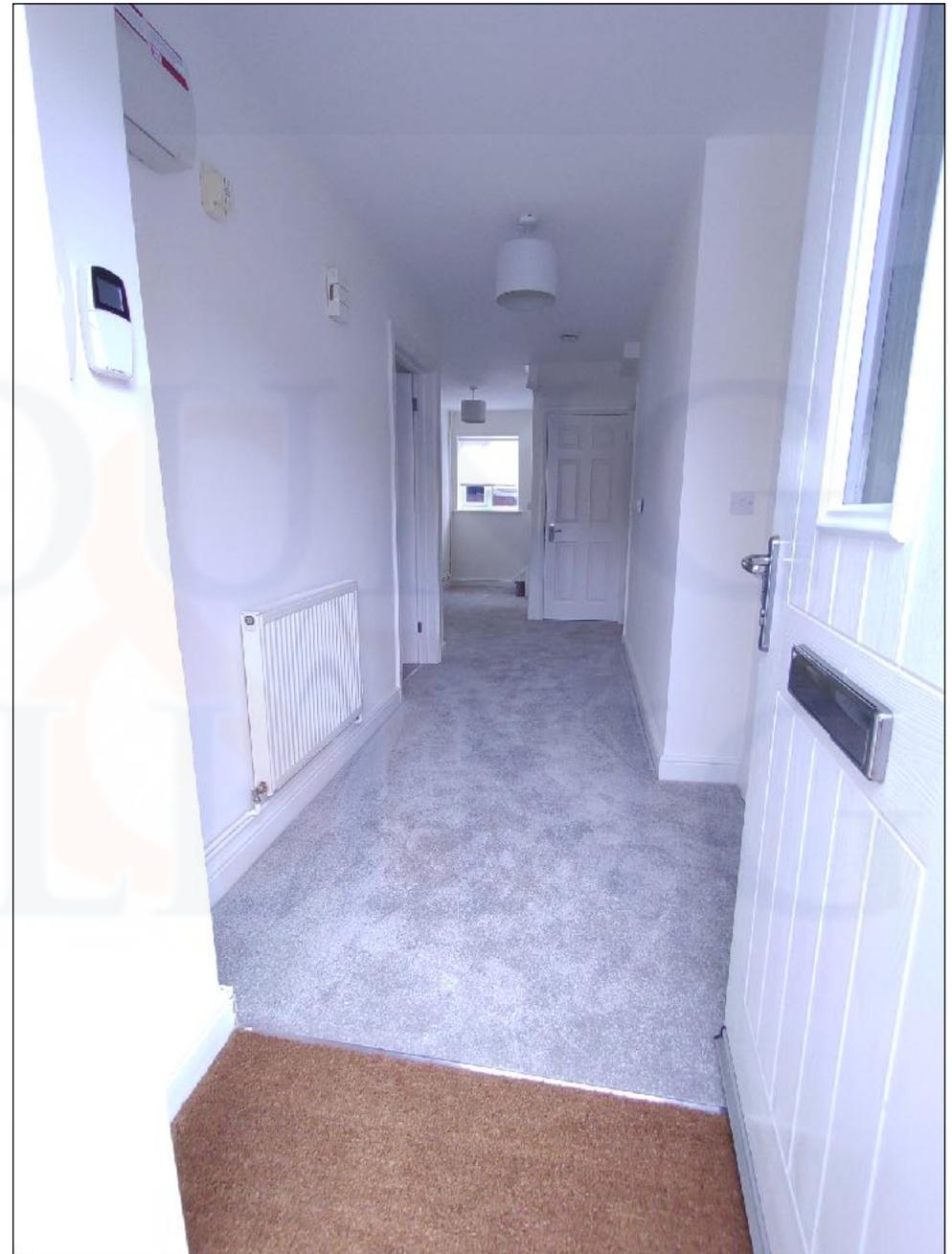
Externally, at the front there is a driveway providing off-road parking, with a secluded rear garden that is mainly laid-to-lawn with a patio area.

Available with no onward chain.

Guide Price: £575,000



Living Room



Hallway



Living Room



Dining Room



Dining Room



Kitchen



Kitchen

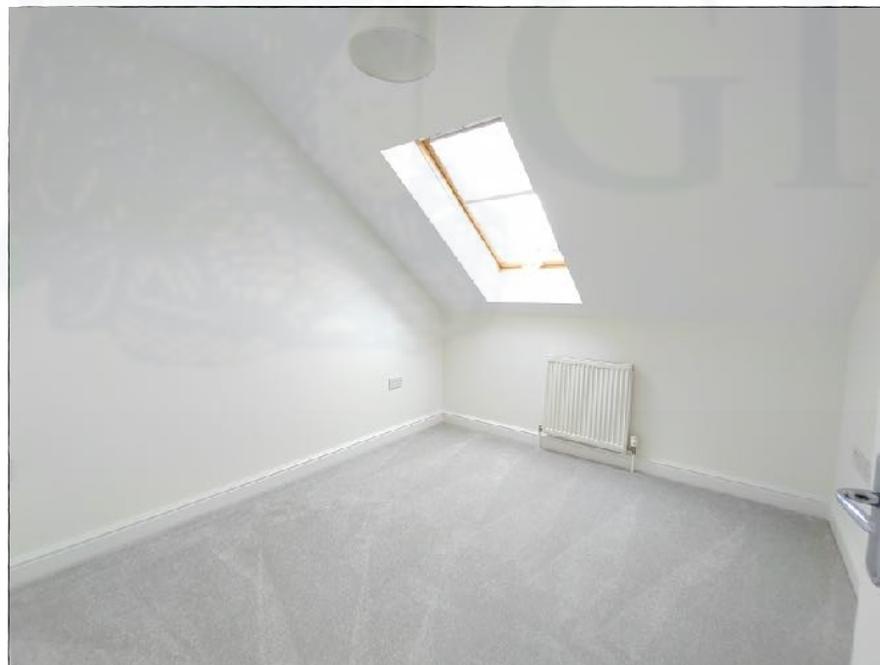


Bedroom One





Bedroom
Two



Bedroom
Three



Bathroom



En-suite



Utility



W.C.



Garage



Garden



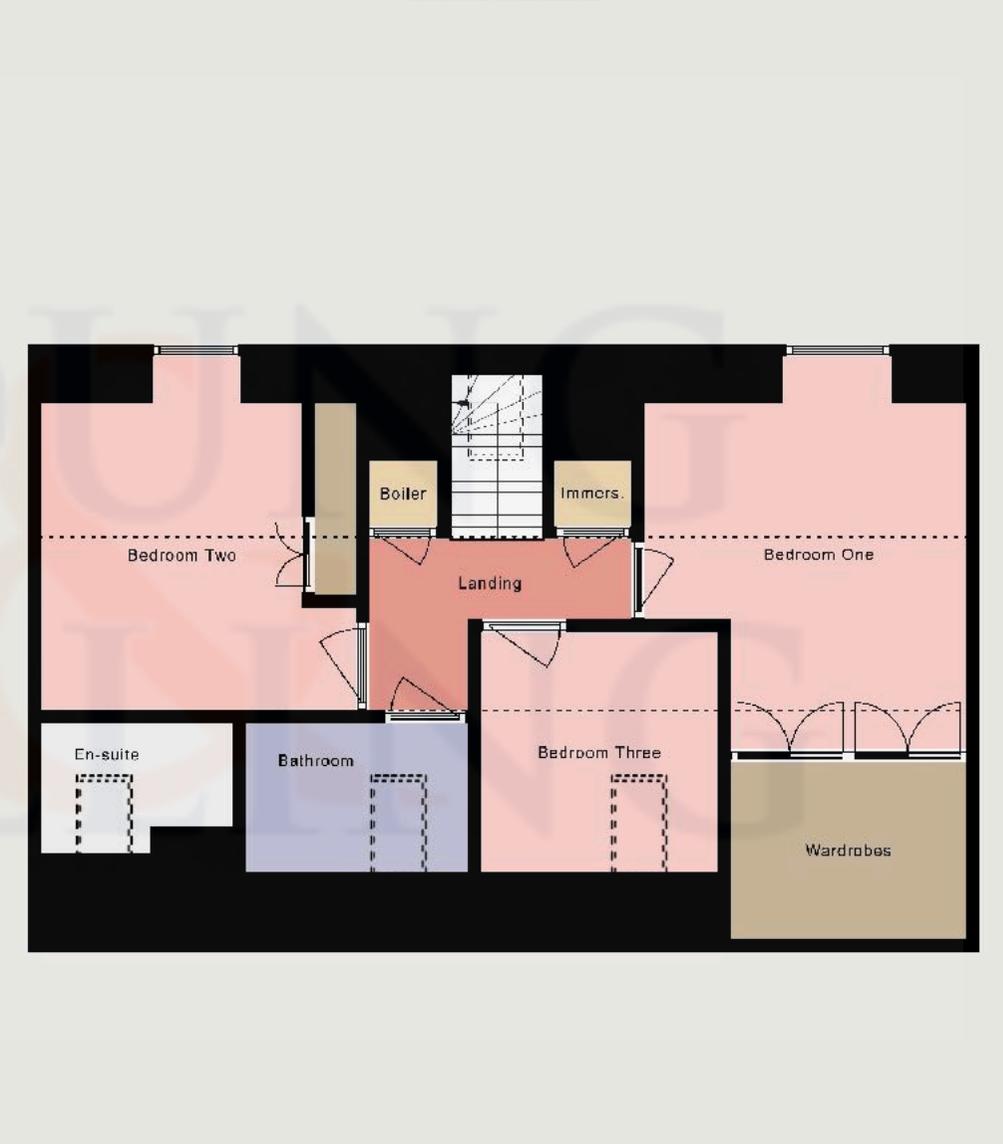
Garden



Ground Floor



First Floor



Not to scale. This floor plan is intended to give a general indication of the layout only.

Dimensions (max. width x depth):

Living Room:	4.20m x 5.55m	Kitchen:	4.76m x 6.80m
Dining Room:	3.35m x 4.04m	Utility:	1.68m x 2.25m
Bedroom One:	2.69m x 7.12m	Bedroom Two:	3.20m x 3.48m
Bedroom Three:	2.70m x 2.90m	Bathroom:	2.53m x 1.69m
En-suite:	2.40m x 1.69m	W.C.:	1.34m x 1.90m
Garage:	2.85m x 5.04m		

Tenure: Freehold.

Viewing:

By prior appointment through Young & Gilling Ltd, 1 Royal Crescent, Cheltenham, GL50 3DA.

Tel: 01242 521129

Email: property@youngandgilling.com

Web: www.youngandgilling.com

Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, whether given in metric or imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

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Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.



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