



23 Grove Road

Churchdown, Gloucester, GL3 2SW

£290,000



Murdock & Wasley Estate Agents are thrilled to present this beautifully maintained three-bedroom terraced home, perfectly situated in a sought-after location near local amenities and top-performing secondary schools.

Designed for both comfort and efficiency, this property features solar panels to help lower energy costs, along with a newly installed boiler and UPVC double glazing, making it an excellent choice for modern, cost-effective living.



Porch

Accessed via upvc double glazed door, tiled floor. Door to:

Utility Cupboard

Appliance points, power points, space and plumbing for washing machine and tumble drier, laminate worksurface. Door to:

Entrance Hall

Radiator, stairs to first floor landing, double doors to storage cupboard, inset ceiling spotlights. Door to:

Cloakroom

Low level wc, vanity wash hand basin with mixer tap over and storage below, radiator, tiled flooring, wall paenlling.

Kitchen

Range of base, wall and drawer mounted units, wooden worksurfaces, one and a half bowl sink unit with a mixer tap over. Appliance points, power points, double oven/ grill with hob and extractor hood over, space for American fridge/ freezer and dishwasher. Inset ceiling spotlights, tiled flooring, radiator, rear aspect upvc double glazed window and door. Opening to:

Dining Room

Power points, radiator, space for dining table, Alpha gas fired combination boiler, rear aspect upvc double glazed sliding door.

Lounge

Tv point, telephone point, power points, radiator, front aspect upvc double glazed window.

Landing

Wooden door to storage cupboard with radiator and shelving, access to fully boarded loft space with drop down ladder. Doors lead off:

Bedroom One

Tv point, power points, radiator, rear aspect upvc double glazed window.

Bedroom Two

Tv point, power points, radiator, rear aspect upvc double glazed window.

Bedroom Three

Tv point, power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Fully tiled walls, vinyl flooring, heated towel rail, front aspect upvc double glazed window.

Outside

At the front of the property, a spacious gravel driveway, enclosed by wooden panel fencing, offers ample off-road parking for multiple vehicles. A convenient storage cupboard is also available.

The rear garden is fully enclosed and features a flagstone patio, perfect for outdoor dining and entertaining. This extends onto a flat lawn, providing a versatile outdoor space. Additionally, there is an outside tap and a personnel gate for rear access.

Agents Note

- We are advised that the Solar Panels are leased from a company called A SHADE GREENER. They help reduce the monthly running costs of the property significantly. For more information please contact the office.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Tewkesbury Borough Council
Council Tax Band: B

Awaiting Vendor Approval

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	93	95
(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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