



**Cheltenham Road East, Churchdown GL3 1JG**

**£400,000**





# Cheltenham Road East, Churchdown GL3 1JG



- Three double bedroom detached house
- Generous & flexible living accommodation
- Modern fitted kitchen with integrated appliances
- Beautifully presented throughout
- Garage and driveway with parking for multiple vehicles
- Popular residential area of Churchdown
- EPC Rating D66
- Tewkesbury Borough Council - Tax Band D (£1,994.16 per annum)

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**£400,000**

**01452 398010**  
**docks@naylorpowell.com**  
**www.naylorpowell.com**

## Entrance Hallway

Spacious entrance hallway providing access to the kitchen, living room and downstairs shower room.

## Living Room

The generous sized and spacious lounge has an abundance of natural light streaming into the room from the window overlooking the front aspect. The room benefits from a log burner.

## Kitchen/Dining Room

The modern kitchen provides ample worktop and storage space including a breakfast bar with space for stools below. Integrated appliances include electric oven with separate induction hob, microwave, fridge/freezer, dishwasher, wine cooler, hot water tap and coffee machine. Window overlooking the rear aspect.

## Family Room

The family room offers further living space to the property providing views across the garden. Two velux windows provide an abundance of natural light streaming through the room whilst sliding provide access to the garden itself.

## Downstairs Shower Room

White suite shower room comprising of w.c, wash hand basin, heated towel rail, shower cubicle and window with frosted glass overlooking the side aspect. The room further benefits from plumbing for a washing machine/dryer.

## Landing

Access is provided to all three bedrooms and bathroom.

## Bedroom One

Double bedroom with window overlooking the front aspect.

## Bedroom Two

Double bedroom with window overlooking the rear aspect.

## Bedroom Three

Double bedroom with window overlooking the rear aspect.

## Bathroom

White suite bathroom comprising of w.c, wash hand basin, bath with shower over. Window overlooking the front aspect.

## Outside

Generous in size, the property boasts a enclosed rear garden which is partly paved with an area laid to artificial lawn. To the front of the property hedgerows create privacy from the road with a driveway leading to the property offering off-road parking for multiple vehicles. The property further benefits from a garage accessed via an up and over door with workshop space to the side as well as outdoor electrical points at the front and rear.

## Location

Ever sought after, the suburb of Churchdown is ideally located for links to both Gloucester, Tewkesbury, Cheltenham and Bristol. With local amenities to include various convenience stores, petrol station, post office, hairdressers, public house, takeaways and access to various primary and secondary schools such as Churchdown School and Chosen Hill School ideal for young families.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band D (£1,994.16 per annum)

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

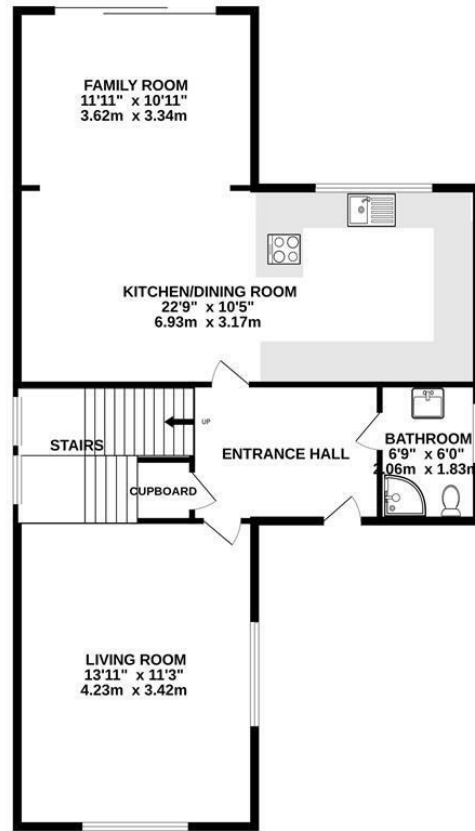
Heating: Gas central heating.

Broadband speed: Standard 16 Mbps, Ultrafast 1000 Mbps

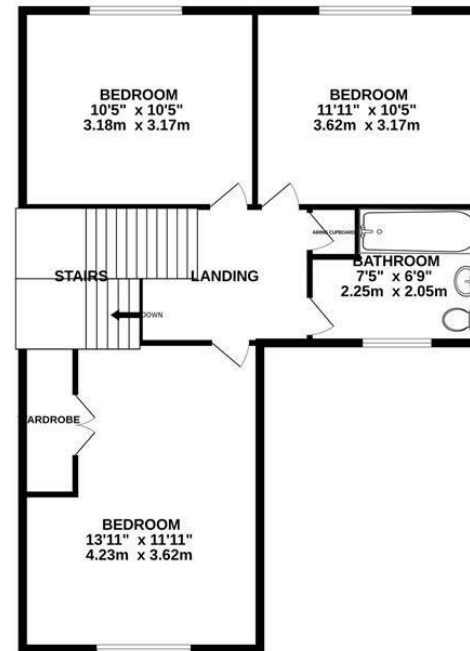
Mobile phone coverage: Openreach, Virgin Media, Gigaclear



GROUND FLOOR



1ST FLOOR



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