



Kaybourne Crescent, Churchdown GL3 2HL

£485,000



Kaybourne Crescent, Churchdown GL3 2HL

• Extended three bedroom detached bungalow • Well presented throughout • Sought After Churchdown Village • Enclosed private rear garden • Driveway providing ample off road parking • Situated in a tucked away cul-de-sac position • EPC Rating D64 • Tewkesbury Borough Council - Tax Band D (£2,115.97 per annum 2024/2025)

£485,000



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

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Entrance Hallway

Hallway provides access to all three bedrooms, kitchen, living room and bathroom.

Kitchen

Generous sized kitchen boasts ample worktop and storage space with integrated dishwasher and range style gas cooker. Combi boiler is located within the kitchen whilst the window overlooks side aspect of the property. Access is also provided to the utility room.

Living room/ Dining Room

Generous sized open plan living room/ dining room with electric feature fireplace and sliding doors providing access to the garden.

Bedroom One

Double bedroom with built in triple wardrobes and bay window overlooking the front aspect.

Bedroom Two

Double bedroom with bay window overlooking the front aspect.

Bedroom Three

Bedroom with built in triple wardrobes and window overlooking the side aspect.

Bathroom

White suite family bathroom comprising of w.c, wash hand basin and bath with electric shower above. Frosted window overlooking the side aspect of the property.

Utility Room

Further worktop and storage space is provided with

freestanding appliances to include, fridge/freezer, washing machine and tumble dryer. Door provides access to rear garden.

Outside

To the rear, the property benefits from a beautiful and mature garden. Patio area provides a convenient seating area for alfresco dining through the summer months leading onto the beautifully maintained lawn. Trees and planting provide privacy. To the front of the property ample off-road parking is located whilst an additional lawned area is located.

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, ideal for both working professionals and young families.

Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band D (£2,115.97 per annum 2024/2025)

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

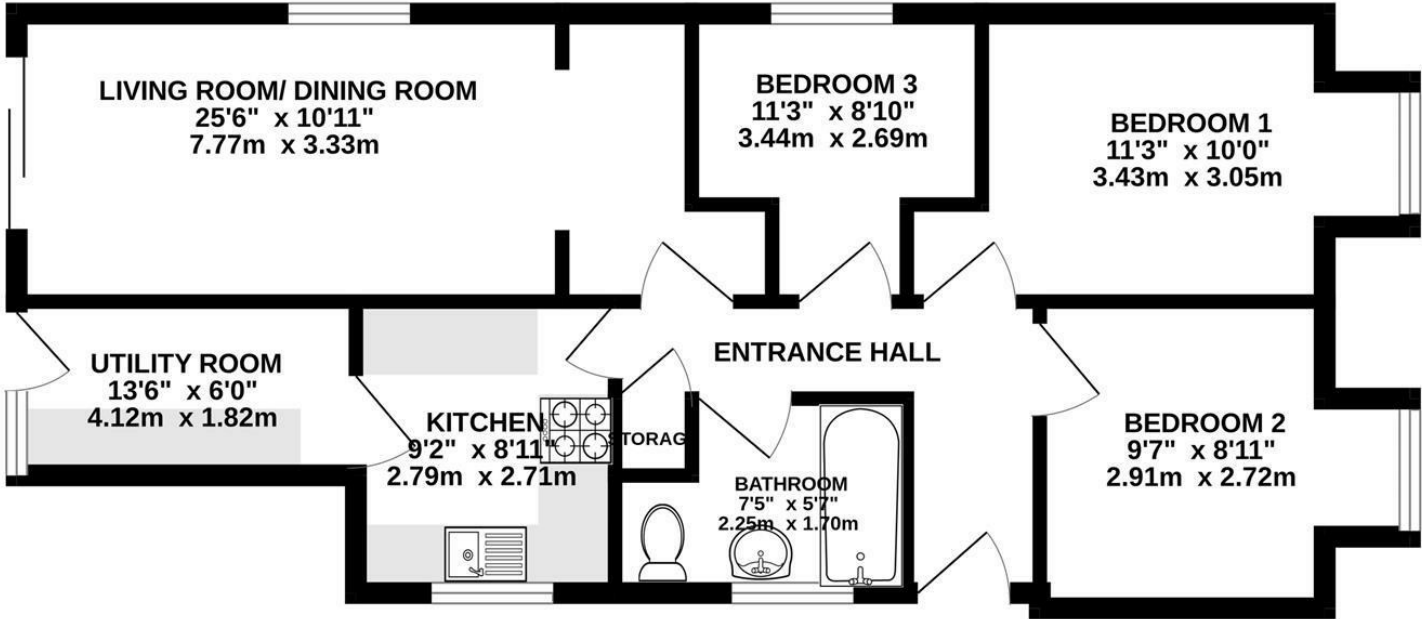
Heating: Gas central heating.

Broadband speed: Basic 16 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE



GROUND FLOOR



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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