

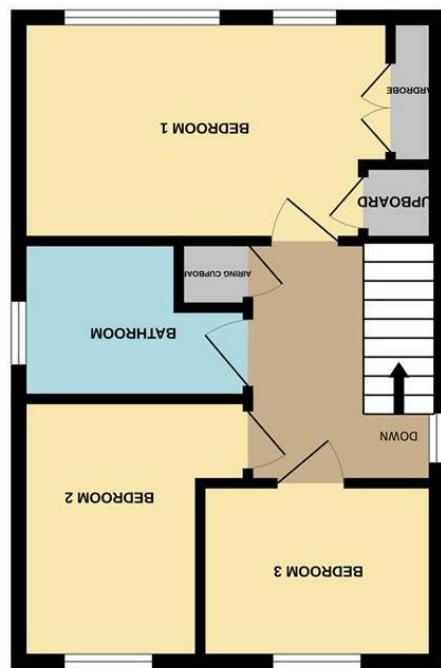


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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 93-100 kWh/m ² (new build 2023) B: 81-92 kWh/m ² C: 69-80 kWh/m ² D: 55-68 kWh/m ² E: 45-54 kWh/m ² F: 35-44 kWh/m ² G: 1-34 kWh/m ² (new build 2023)	 A: 10-35 g/kWh B: 36-45 g/kWh C: 46-55 g/kWh D: 56-65 g/kWh E: 66-75 g/kWh F: 76-85 g/kWh G: 86-100 g/kWh (new build 2023)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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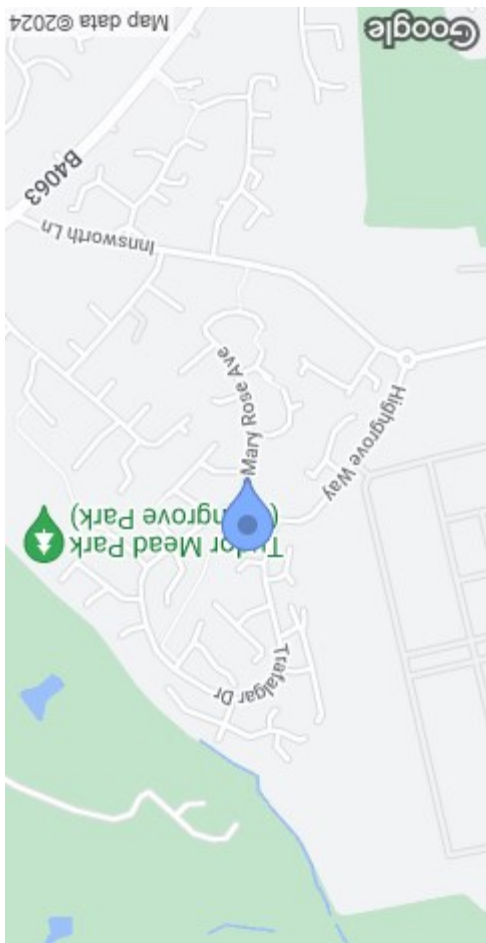
TOTAL FLOOR AREA: 937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
 381 sq.ft. (35.4 sq.m.) approx.



GROUND FLOOR
 556 sq.ft. (51.7 sq.m.) approx.



8 Drake Close
 Churchdown, Gloucester GL3 1NE

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Offers Over £300,000

Well proportioned three bedroom detached house situated in a popular convenient location close to local amenities.

Inside the property the light lounge is at the front with a bow window, the 14ft fitted kitchen/diner is at the rear and gives access to the garden via patio doors and leads to the utility area which has a new central heating boiler.

Upstairs you have three good bedrooms all serviced by the newly fitted family bathroom.

Outside there is off road parking and a pleasant enclosed private rear garden that is mainly laid to lawn with a patio.

Churchdown is a village in Gloucestershire located in a semi-rural environment; so close to Gloucester and Cheltenham but surrounded on three sides by open countryside. Churchdown borders Imjin Barracks and the district of Innsworth to the North West. The village is unusual in having two centres. The older (Brookfield or "village") centre is in Church Road near St Andrew's Church; the more modern centre is in St John's Avenue near St John's Church. A local landmark is Churchdown Hill (also known locally as Chosen Hill), which rises to 510 ft above sea level and has views across the Severn Vale and to the Cotswolds, Gloucester, Cheltenham, the Malvern Hills, and into Worcestershire.

The village has two main rows of shops and two pubs - the Hare and Hounds near St John's, and the Old Elm near St Andrew's. There is also a Social Club and a Community Centre.



Enter through front door into the:

ENTRANCE HALLWAY

Single radiator, stairs leading off, through to:

LOUNGE

14'4 x 11'8 (4.37m x 3.56m)

Upvc double glazed bow window to front elevation overlooking the surrounding area, single radiator, coved ceiling, ornamental fireplace surround, wall lights, TV point, through to:

KITCHEN/DINER

14'9 x 9'8 (4.50m x 2.95m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, ceramic hob, electric oven, extractor hood, laminate flooring, space for a table and chairs, single radiator, understairs storage cupboard, upvc double glazed window and patio door to rear elevation leading out onto the garden, through to:

UTILITY AREA

8'5 x 7'6 (2.57m x 2.29m)

Newly fitted gas fired central heating boiler, telephone point, upvc double glazed door to rear elevation, through to:

STORE ROOM/FORMER GARAGE

8'7 x 8'6 (2.62m x 2.59m)

Up and over door to front elevation, lighting.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, airing cupboard with a hot water cylinder and slated shelving, window to side elevation.

BEDROOM 1

12'9 x 8'4 max (3.89m x 2.54m max)

Built in wardrobes, laminate flooring, single radiator, two upvc double glazed windows to front elevation overlooking the surrounding area.

BEDROOM 2

9' x 8'7 (2.74m x 2.62m)

Single radiator, double glazed window to rear elevation.

BEDROOM 3

7'8 x 6'3 (2.34m x 1.91m)

Single radiator, upvc double glazed window to rear elevation.

BATHROOM

7'9 x 6'3 max (2.36m x 1.91m max)

Newly fitted white suite comprising panelled bath, low level w.c., wash hand basin with a mixer tap and cupboard below, partially tiled walls, single radiator, upvc double glazed window to side elevation.

OUTSIDE

The gardens to the front are laid to lawn with a driveway providing off road parking leading to the store/garage.

To the side there is a gate leading to the pleasant enclosed private rear garden which is mainly laid to lawn with a paved

patio, plants and bushes, wooden built garden shed surrounding by panelled fencing and brick walling.

SERVICES

Mains drainage, water, electricity and gas.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Innsworth Lane turn where signposted into Highgrove Way. Follow Highgrove Way around to May Rose Avenue turning where signposted into Drake Close where the property can be located on your right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

