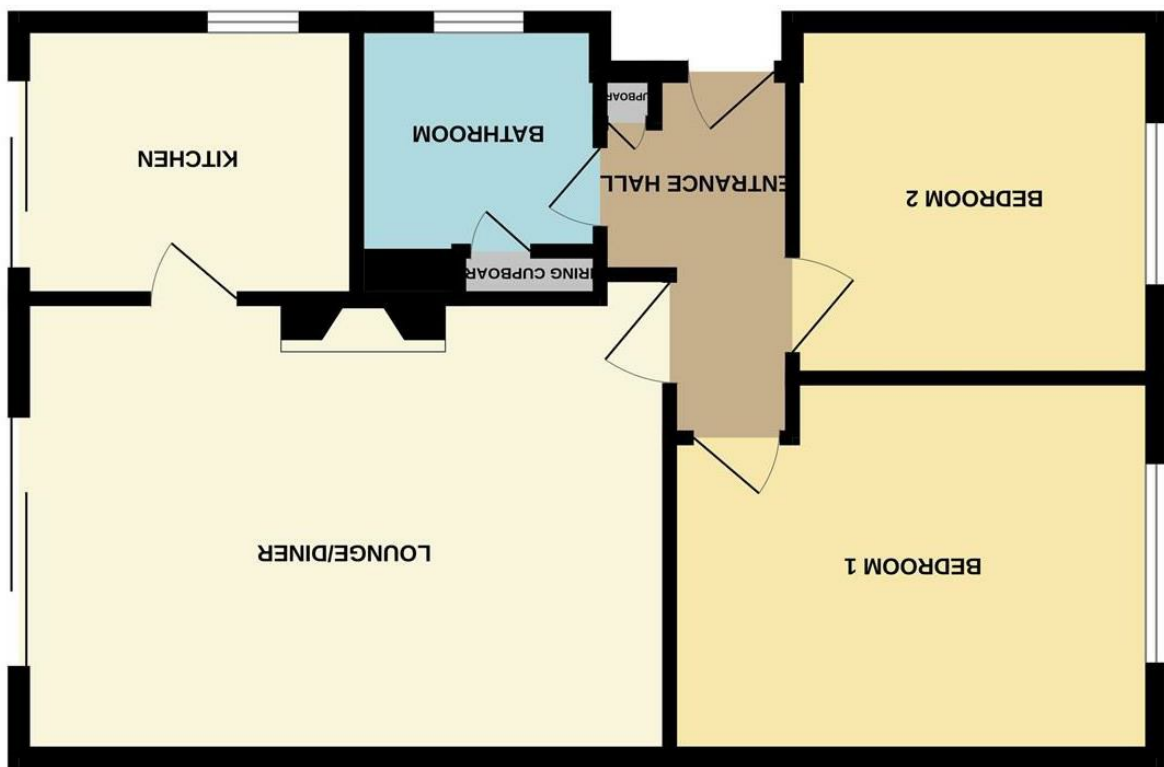




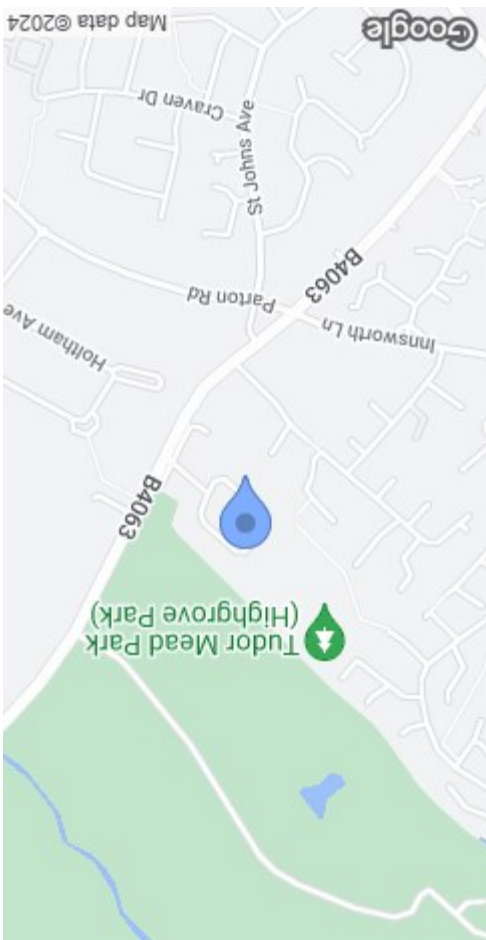
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

What 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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TOTAL FLOOR AREA: 570 sq. ft. (53.0 sq. m.) approx.



England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (93-101 kWh/m <sup>2</sup> )	A (102 g/m <sup>2</sup> )
B (81-92 kWh/m <sup>2</sup> )	B (91-101 g/m <sup>2</sup> )
C (69-80 kWh/m <sup>2</sup> )	C (80-90 g/m <sup>2</sup> )
D (55-68 kWh/m <sup>2</sup> )	D (69-79 g/m <sup>2</sup> )
E (46-54 kWh/m <sup>2</sup> )	E (55-68 g/m <sup>2</sup> )
F (35-45 kWh/m <sup>2</sup> )	F (46-54 g/m <sup>2</sup> )
G (21-34 kWh/m <sup>2</sup> )	G (35-45 g/m <sup>2</sup> )
H (15-20 kWh/m <sup>2</sup> )	H (21-34 g/m <sup>2</sup> )
I (1-14 kWh/m <sup>2</sup> )	I (15-20 g/m <sup>2</sup> )



17 Snowdon Gardens  
 Churchdown, Gloucester GL3 1JL

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985



## £200,000

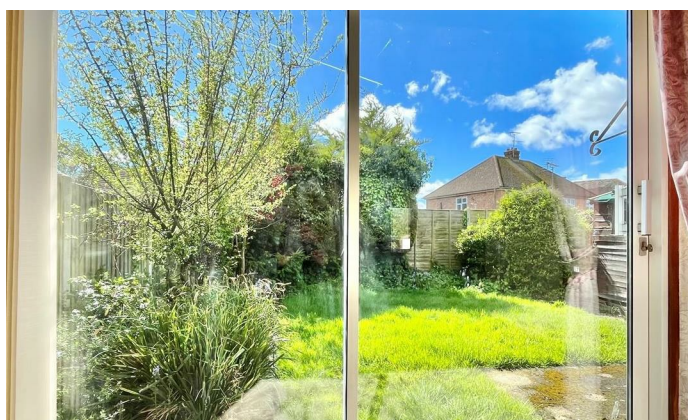
Chain free two bedroom semi detached bungalow that would benefit from full refurbishment situated in a popular cul-de-sac on a level plot.

Accommodation comprises lounge, kitchen, two bedrooms and a bathroom.

Outside at the front of the property you have a gravelled front garden and a driveway which leads via a gate around to the enclosed rear garden which is mainly laid to lawn.

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.



Partially glazed side entrance door leads into:

### ENTRANCE HALLWAY

Storage heater, access to loft space.

### LOUNGE

17'1 x 12'1 max (5.21m x 3.68m max)

Open fireplace with a tiled surround and hearth, storage heater, patio doors to rear elevation overlooking the rear garden.

### KITCHEN

8'9 x 7'3 (2.67m x 2.21m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, built in electric oven and hob (unusable), double glazed window to side elevation, patio doors to rear elevation.

### BEDROOM 1

12'8 x 10' max (3.86m x 3.05m max)

Storage heater, telephone point, tv point, double glazed window to front elevation overlooking the surrounding area.

### BEDROOM 2

9'5 x 9'5 (2.87m x 2.87m)

Storage heater, window to front elevation.

### BATHROOM

6'2 x 5'5 (1.88m x 1.65m)

Suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, fully tiled walls, airing cupboard with a hot water cylinder and slatted shelving, window to side elevation.

### OUTSIDE

To the front there is a garden laid to gravel with flower borders, plants and bushes. To the side there is a driveway providing off road parking.

A wooden built gate gives access to the enclosed rear garden which is mainly laid to lawn with flower borders, plants, bushes and trees surrounded by panelled fencing.

### SERVICES

Mains water, electricity and drainage.

### 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 Cheltenham Road, Churchdown proceed along passing Tesco Supermarket on the right hand side and passing the public house on the right into Cheltenham Road East turning left where signposted into Snowdon Gardens then left again where the property can be located on the left 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).

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.