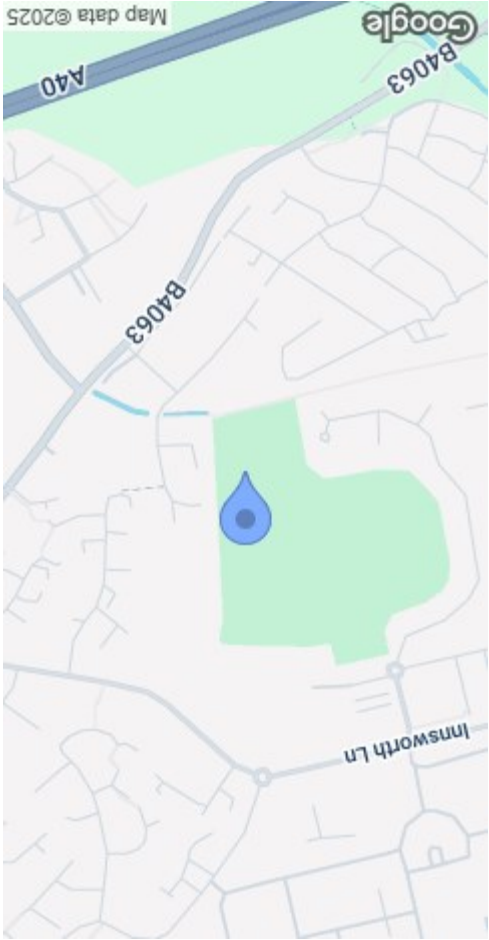


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating	
Current	Future
Very energy efficient - low running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (1-28)	
Not energy efficient - high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Future
Very low CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (1-28)	
Not low CO ₂ emissions	
EU Directive 2002/91/EC	

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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58 Moselle Drive
Churchdown, Gloucester GL3 2TA

£319,995

Chain free rarely available three bedroom semi detached bungalow with a modern fitted kitchen, a newly fitted shower room, low maintenance gardens and a single garage situated in a popular location.

Accommodation comprises, hallway, lounge with patio doors onto the garden, fitted kitchen, bedroom one with built in wardrobes, bedroom two, bedroom three and the newly fitted shower room.

Outside at the front of the property you have a long driveway leading to the single garage and a low maintenance garden. At the rear of the property you have an enclosed garden with a patio and gravel.

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.



Upvc double glazed side entrance door leads into:

ENTRANCE HALL

Single radiator, access to loft space, airing cupboard with an insulated hot water cylinder and slatted shelving.

LOUNGE

13'8 x 10'9 max (4.17m x 3.28m max)

Single radiator, coved ceiling, tv point, telephone point, upvc double glazed patio doors to rear elevation onto the garden.

KITCHEN

12' x 11' (3.66m x 3.35m)

Modern base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, built in electric oven, ceramic hob and extractor hood, plumbing for automatic washing machine and dishwasher, double radiator, downlighters, cupboard housing the gas fired central heating boiler, upvc double glazed windows to side and rear elevations, matching door to rear elevation.

BEDROOM 1

11'3 x 10'9 (3.43m x 3.28m)

Built in wardrobes, single radiator, upvc double glazed window to front elevation.

BEDROOM 2

11' x 9'1 (3.35m x 2.77m)

Single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 3

10'5 x 7'6 (3.18m x 2.29m)

Single radiator, upvc double glazed window to side elevation.

SHOWER ROOM

7'6 x 7'2 max (2.29m x 2.18m max)

Walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, heated towel rail, extractor fan, upvc double glazed window to side elevation.

OUTSIDE

The front garden is laid to gravel with bushes. To the side there is a driveway providing off road parking for three/four vehicles which in turn leads to a carport and a:

SINGLE GARAGE

22'1 x 8'1 max (6.73m x 2.46m max)

Up and over door to front elevation, window to rear elevation, power and lighting.

To the rear there is an enclosed low maintenance garden with a paved patio leading onto a gravelled area all surrounded by panelled fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

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

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 East turn right where signposted into Pirton Lane and proceed along here turning left into Morley Avenue then left into Moselle Drive where the property can be located.

PROPERTY SURVEYS

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