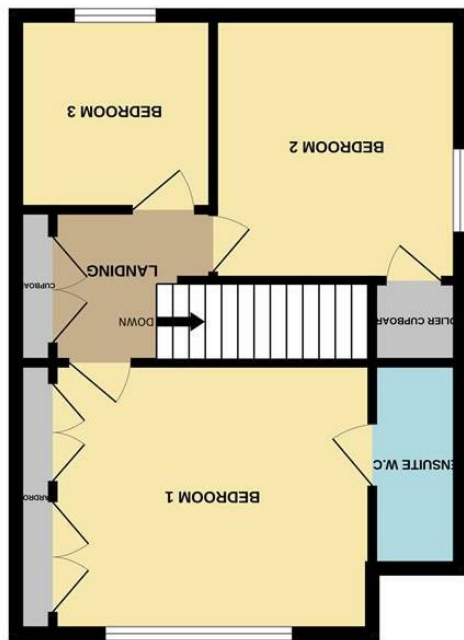


**TOTAL FLOOR AREA:** 1010 sq ft (93.9 sq m.) approx.

A map of the Churchdown area in Gloucestershire. The map shows several roads: Brookfield Rd, Sandfield Rd, Albemarle Rd, Station Rd, and Chapel Ln. A red pin marks the location of 'Brambles Veterinary Surgery' at the intersection of Sandfield Rd and Station Rd. A blue pin is located on Sandfield Rd. A green circle marks 'Churchdown Skatepark' near the River Sever. The map is oriented with North at the top.

1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



£350,000

Chain free extended three bedroom semi detached house with a upvc double glazed conservatory, an en-suite w.c., gas fired central heating and a pleasant enclosed rear garden situated within a popular cul-de-sac in the desirable location of Churchdown Village.

Accommodation comprises hallway, 17ft lounge, 14ft dining room that opens to the fitted kitchen with built in appliances, upvc double glazed conservatory, wet room, bedroom one with its en-suite w.c., bedroom two and bedroom three.

Outside of the property you have a front garden that is laid to lawn and a driveway that leads to further parking beneath a carport. Around to the rear of the property there is a pleasant enclosed garden that is laid to lawn with flower borders and a garden shed.

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 HALLWAY**

Tiled floor, radiator, downlighter, stairs leading off.

**LOUNGE**

17' x 11' max (5.18m x 3.35m max)

Fireplace housing a coal effect gas fire, tv point, coved ceiling with downlighters, single radiator, tv point, telephone point, upvc double glazed window to front elevation overlooking the cul-de-sac.

**DINING ROOM**

14'1 x 10'8 (4.29m x 3.25m)

Double radiator, coved ceiling with downlighters, built in storage cupboard, opening into:

**KITCHEN**

9'1 x 6' (2.77m x 1.83m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, built in ceramic hob, extractor hood, electric oven, plumbing for automatic washing machine, tiled floor, upvc double glazed window to rear elevation overlooking the garden, matching door to side elevation into the:

**CONSERVATORY**

11' x 6'2 (3.35m x 1.88m)

Upvc double glazed construction with a polycarbonate roof, tiled floor, wall lights, single radiator, door to rear elevation onto the garden.

**WET ROOM**

7'6 x 5'6 (2.29m x 1.68m)

Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, fully tiled walls, single radiator, extractor fan, upvc double glazed window to side elevation.

From the entrance hallway stairs lead to the first floor.

**LANDING**

Access to loft space, airing cupboard with slatted shelving and an electric heater.

**BEDROOM 1**

13'9 x 11' max (4.19m x 3.35m max)

Built in wardrobes, single radiator, upvc double glazed window to front elevation overlooking the cul-de-sac. through to:

**EN-SUITE WC**

8'4 x 2'7 (2.54m x 0.79m)

Low level w.c., wash hand basin with a mixer tap and cupboard, extractor fan.

**BEDROOM 2**

9'5 x 8'4 (2.87m x 2.54m)

Single radiator, cupboard housing the gas fired combination boiler with hanging space, upvc double glazed window to side elevation.

**BEDROOM 3**

7'9 x 7' (2.36m x 2.13m)

Built in storage cupboards, laminated worksurface, single radiator, upvc double glazed window to rear elevation overlooking the surrounding area.

**OUTSIDE**

To the front there is a garden which is laid to lawn and a driveway providing off road parking which leads to further off road parking beneath a carport.

A wrought iron gates gives access to the enclosed rear garden which is mainly laid to lawn with flower borders, plants, shrubs, bushes and a wooden built garden shed all surrounded by panel 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.

**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 Station Road in the centre of Churchdown village turn where signposted into Aldemarle Road and proceed along here taking the first left hand turning into Cavendish Avenue 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).

