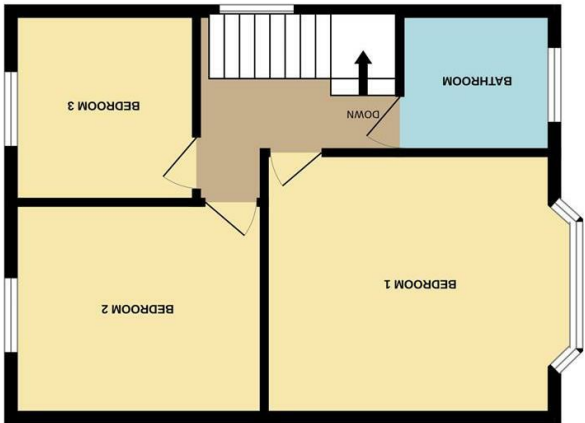
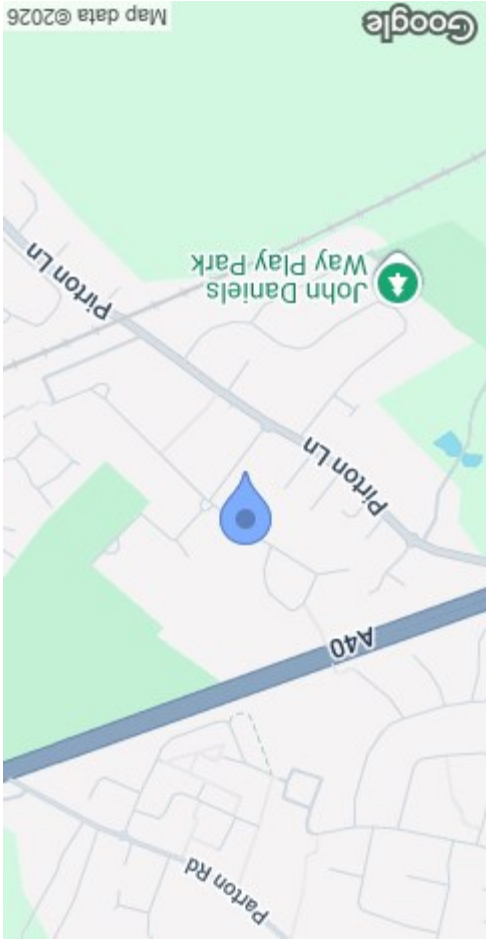
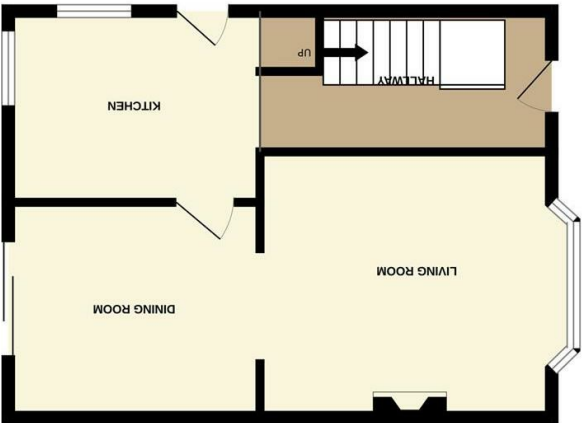


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very low energy building - new building code	Very low energy building - new building code
A	A
01-15 kWh/m <sup>2</sup> /year	01-15 kWh/m <sup>2</sup> /year
B	B
16-45 kWh/m <sup>2</sup> /year	16-45 kWh/m <sup>2</sup> /year
C	C
46-95 kWh/m <sup>2</sup> /year	46-95 kWh/m <sup>2</sup> /year
D	D
96-120 kWh/m <sup>2</sup> /year	96-120 kWh/m <sup>2</sup> /year
E	E
121-150 kWh/m <sup>2</sup> /year	121-150 kWh/m <sup>2</sup> /year
F	F
151-180 kWh/m <sup>2</sup> /year	151-180 kWh/m <sup>2</sup> /year
G	G
181-200 kWh/m <sup>2</sup> /year	181-200 kWh/m <sup>2</sup> /year
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G	G
181-200 kWh/m <sup>2</sup> /year	181-200 kWh/m <sup>2</sup> /year



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



GROUND FLOOR  
422 sq.ft. (39.3 sq.m.) approx.

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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11 Winston Road  
Churchdown, Gloucester GL3 2QZ



£365,000

A very well presented three bedroom semi detached family home situated in this desirable location with ample off road parking, a double garage and a workshop.

The accommodation comprises entrance hall, fitted kitchen, lounge opening to dining room, two double bedrooms, one single bedroom and a family bathroom.

Additional benefits include gas fired central heating, newly upvc double glazing except kitchen, re-plastering, re-fitted bathroom, large garden measuring in excess of 90ft, ample off road parking, double garage and workshop.

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.



Composite part glazed door leads into:

**ENTRANCE HALL**

Stairs leading off with open store cupboard under, radiator, laminate wood flooring.

**KITCHEN**

10'6" x 7'6" (3.21m x 2.3m)

Modern fitted kitchen comprising of a range of base, drawer and wall mounted units, solid wood worktops, moulded sink and drainer unit with a mixer tap over, electric induction hob with extractor hood over, electric oven, space for larder style fridge/freezer, space and plumbing for automatic washing machine, laminate wood flooring, upvc double glazed windows to side and rear aspects, upvc double glazed opaque door to side aspect.

**LOUNGE**

11'1" x 10'5" (3.4m x 3.2m)

Ornate electric wood burner with solid oak mantel, power points, radiator, laminate wood flooring, upvc double glazed bay window to front aspect, opening through to:

**DINING ROOM**

11'9" x 9'10" (3.6m x 3m)

Modern radiator, power points, laminate wood flooring, upvc double glazed sliding patio doors to rear aspect.

From the entrance hall stairs lead to the first floor.

**LANDING**

Various doors leading off, upvc double glazed opaque window to side aspect.

**BEDROOM 1**

12'1" x 9'10" (3.7m x 3m)

A range of bedroom furniture, radiator, power points, upvc double glazed bay window to front aspect.

**BEDROOM 2**

10'5" x 9'6" (3.2m x 2.9m )

Power points, lazy pull switch, upvc double glazed window to rear aspect.

**BEDROOM 3**

8'10" x 7'2" (2.7m x 2.2m)

Power points, radiator, upvc double glazed window to rear elevation overlooking the rear garden.

**FAMILY BATHROOM**

Modern white suite comprising a corner wash hand basin with a vanity unit below, close coupled w.c., modern panelled bath with a rainfall shower over, part tiled walls, heated towel rail, tiled flooring, upvc double glazed opaque window to front aspect.

**OUTSIDE**

To the front there is a driveway providing off road parking for several vehicles and is part enclosed by mature trees, shrubs and bushes and has double gateways leading through to further parking and leads to a:

**DOUBLE GARAGE AND WORKSHOP**

Metal up and over doors to front aspect, power and lighting, door into workshop.

The garden measures in excess of 90ft and is mainly laid to lawn with a paved patio area, decked seating area, mature trees, bushes, shrubs and all is enclosed by timber panel fencing.

**SERVICES**

Mains water, electricity, gas 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 East, Churchdown proceed along turning right at the traffic lights into Pirton Lane and proceed along here to the mini roundabout turning left into Winston Road where the property can be found 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).

