

TG

SALES & LETTINGS



Holtham Avenue, Churchdown, Gloucester
Gloucestershire GL3 2AS

£325,000

- Three Bedroom Semi-Detached Home
- Modern Kitchen
- Lounge
- Extended To The Rear
- Study
- Downstairs WC
- Large Garden
- Off Road Parking

The Property

THREE BEDROOM FAMILY HOME

TG Sales are delighted to present this beautifully presented Three-bedroom semi-detached home, offering spacious and versatile accommodation ideal for modern family living.

Upon entering through an enclosed porch, you are welcomed into a bright and inviting entrance hall featuring a convenient storage cupboard and an open staircase with space beneath for additional storage if needed. To the front of the property is a generously sized lounge — a perfect setting for relaxation. Adjacent to the lounge, a dedicated office provides a quiet and functional space for working from home or studying. A practical downstairs W/C is also located off here. The well-appointed kitchen, accessible via both the hallway and office, is fitted with modern units and ample worktop space. From here, you'll find the light-filled garden room, which serves as a dining and additional family area. This fantastic space benefits from underfloor heating and bi-fold doors that open onto the large rear garden, effortlessly blending indoor and outdoor living.

Upstairs, there are two spacious double bedrooms, with the main bedroom benefiting from built-in wardrobes. A third single bedroom is ideal as a child's room or nursery. A well-maintained family bathroom serves all rooms.

Externally, the generous rear garden is primarily laid out to lawn, featuring a large patio area ideal for entertaining. Side access leads to the front of the property, where a driveway provides off-road parking for two vehicles.



Situation

Situated just a short distance from the charming village centre of Churchdown, this home enjoys a wealth of local amenities within easy reach. The area offers a variety of shops, pubs, and takeaways, along with essential services such as a post office, doctors' surgery, veterinary clinic, and a community centre. Families will also appreciate the close proximity to well-regarded schools and local churches, making this a truly convenient and desirable location.

Directions

SATNAV postcode GL3 2AS

Tenure

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





Head Office
TG Sales & Lettings
48 Stroud Road
Gloucester
Gloucestershire
GL1 5AJ
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 48 Stroud Road, Gloucester, Gloucestershire, GL1 5AJ.