



7 St. Vincent Way, Churchdown, GL3 1NP

£285,000

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

Chosen Estate Agents are delighted to be bringing this well presented three bedroom semi-detached home to the market, positioned at the end of a cul-de-sac!

Boasting a corner plot, this loving home comprises sizeable living room, kitchen-diner with a range of wall and base units, sink, space for fridge-freezer, space for freestanding cooker and plumbing for both washing machine and dishwasher, along with a door to the rear garden.

Heading upstairs to the first floor, you are greeted with two double bedrooms, a single bedroom which could be utilised as a home office, and the bathroom. The bathroom comprises bath with shower over, low level WC, and a wash hand basin.

Externally, you have a small front garden with a driveway providing off road parking for a couple of vehicles, and garage. The enclosed rear garden is mainly laid to lawn, with an area of patio, and a garden store to the rear of the garage.

### Agents Note

Freehold

EPC Rating: C70


Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are believed to be connected.

Fibre Broadband is available in the area

- Three Bedroom Semi-Detached Home
- Enclosed Rear Garden
- Cul-De-Sac Location
- EPC Rating: C70
- Corner Plot
- Garage And Driveway
- Kitchen-Dining Area
- Council Tax Band: C

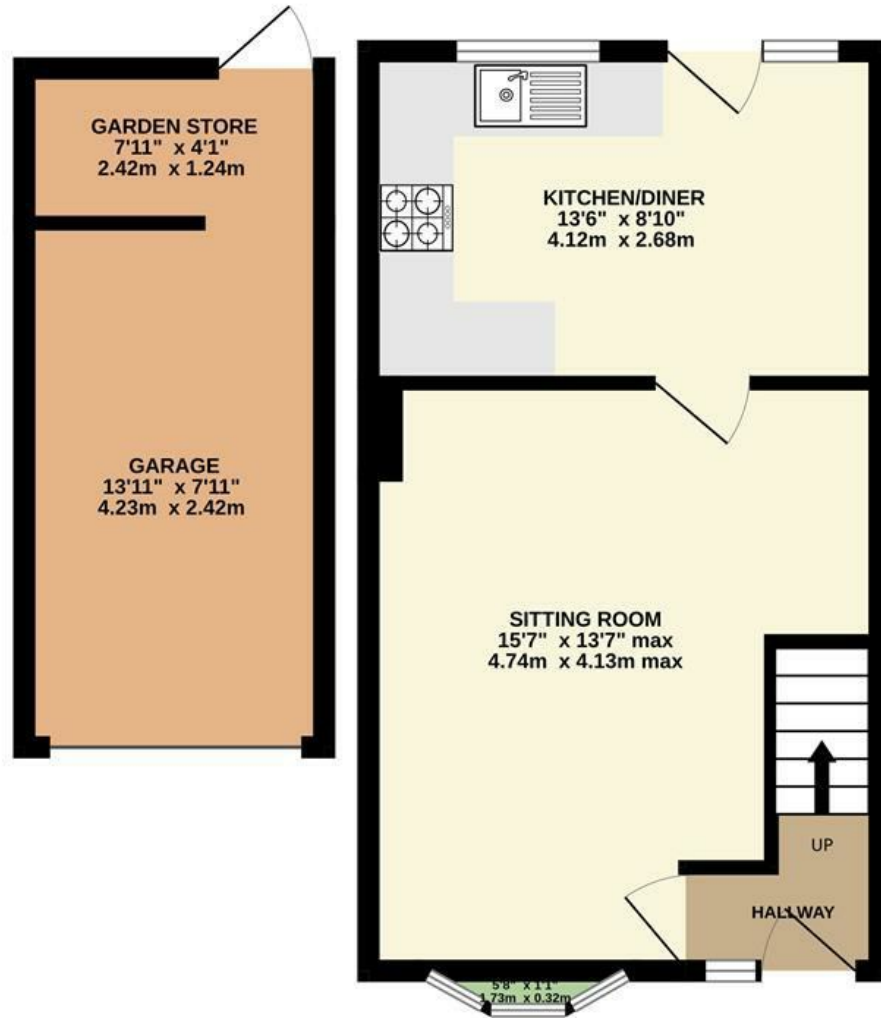
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

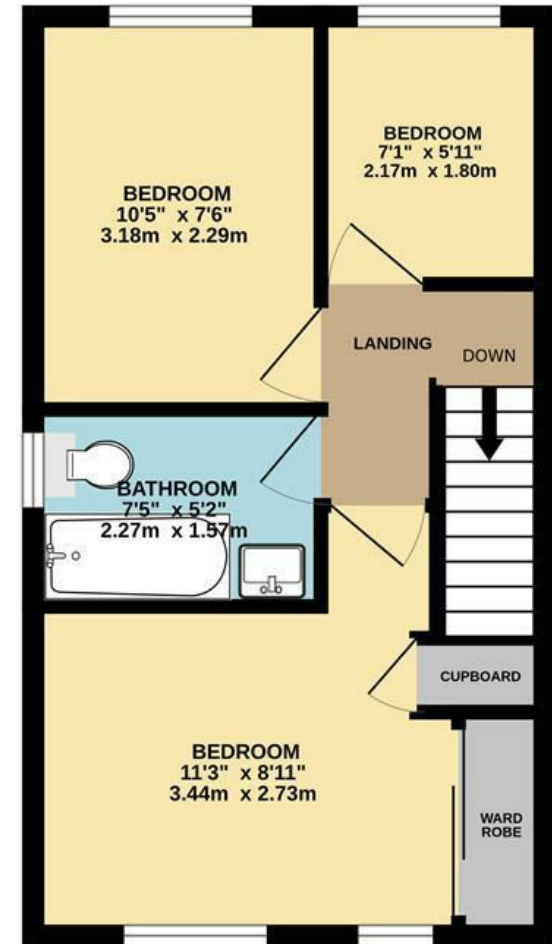




GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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.