



28 Cavendish Avenue, Churchdown, Gloucester, GL3 2HW

£360,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Nestled within the heart of Churchdown village, this EXTENDED 3-bedroom detached home offers a peaceful retreat with abundant POTENTIAL.

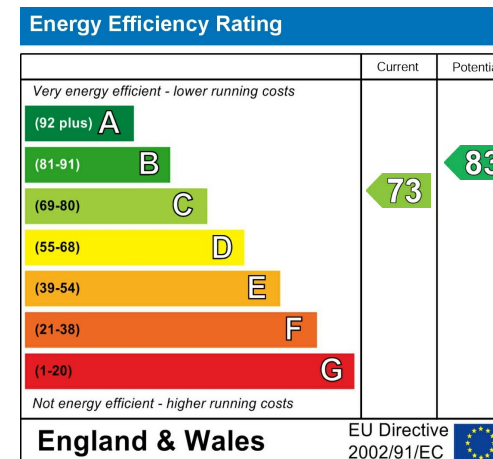
Step inside to discover a spacious sitting room, where natural light floods the space, creating an inviting ambiance perfect for relaxation or hosting gatherings. Adjacent lies the open-plan kitchen/diner, awaiting your personal touch to transform it into a hub of socializing and dining. This versatile space holds promise for family meals or gatherings with friends.

Convenience meets adaptability with a ground-floor bedroom and nearby shower room, providing flexibility for accommodating guests or family members. The upstairs boasts 2 further bedrooms, as well as the family bathroom, while also boasting lovely views across the village.

Outside, the garden offers a peaceful retreat, ideal for enjoying the outdoors in privacy. Situated without direct overlooking neighbours, the garden provides a sense of seclusion and space, perfect for gardening or outdoor activities.

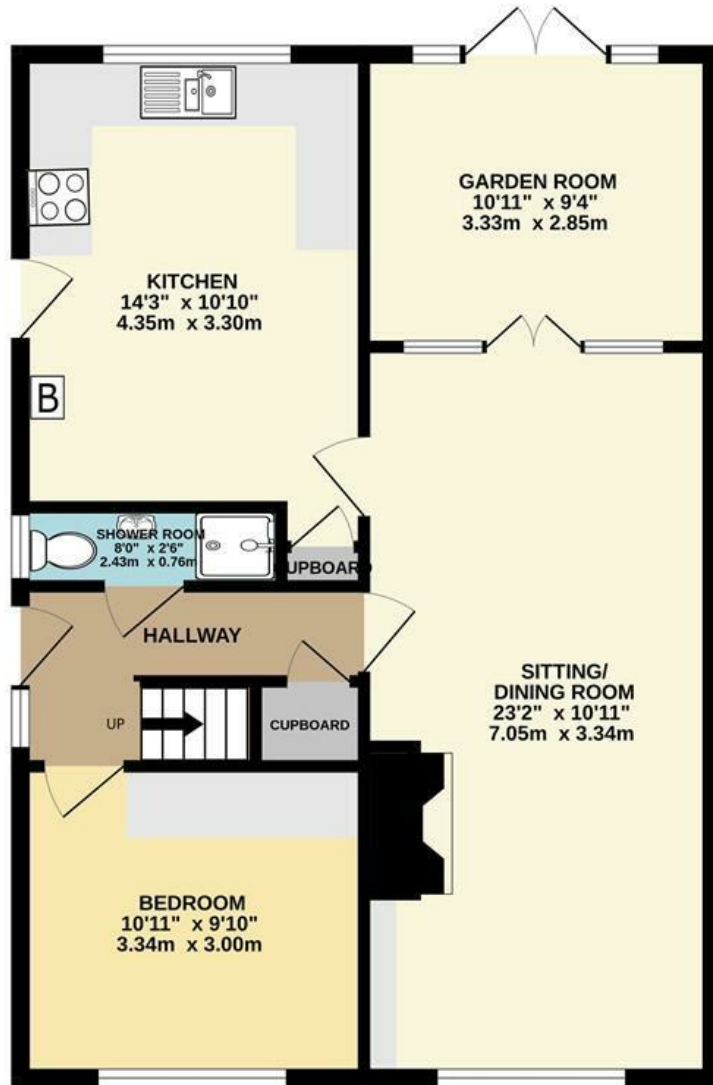
Added benefits of the property include the SOLAR PANELS which regularly generates income from a rolling tariff as well as a DETACHED GARAGE for ample storage opportunities.

- DETACHED
- 2 BATHROOMS
- VILLAVG LOCATION
- AMPLE PARKING/CARPORT
- EPC RATING - C73
- EXTENDED
- DETACHED GARAGE
- CLOSE TO AMENITIES
- THE SOLAR PANELS IN 2022 PROVIDED A TAX FREE SUM OF £700 TO THE VENDOR
- COUNCIL TAX BAND - D

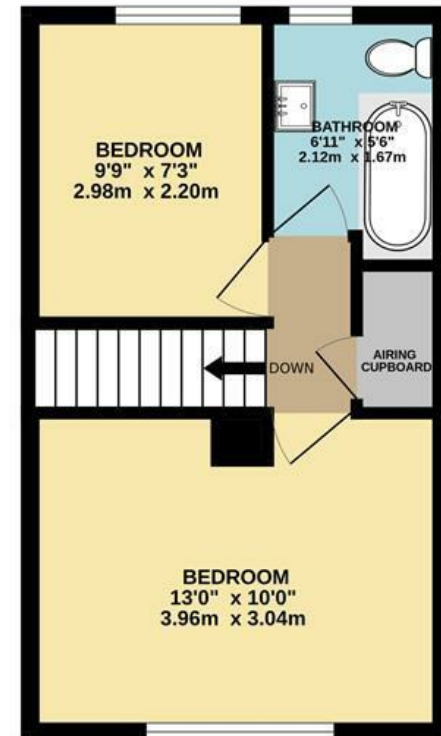




GROUND FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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.  
Made with Metropix ©2023

