



22 Anne Hathaway Drive, Churchdown, Gloucester, GL3 2PX

£530,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Welcome to Anne Hathaway Drive, Churchdown, - a charming location for this substantial four bedroom detached family home!

This well appointed property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there is ample space for a growing family or for those who enjoy having a home office/guest room.

The property features two bathrooms, ensuring convenience for all residents. The en-suite in bedroom one adds a touch of luxury and privacy. The double garage provides secure parking and extra storage space, a rare find that adds great value to this already impressive home.

Further more, a generous driveway to the front provides ample off road parking, and there is also a mature, private rear garden.

Situated in a desirable area with no onward chain, this property offers a fantastic opportunity for those looking to settle in a welcoming community. Don't miss out on the chance to make this house your home - book a viewing today and envision the endless possibilities that this property has to offer.

### Agents Note.

Freehold.

EPC Rating: C69


Tewkesbury Borough Council Band: F

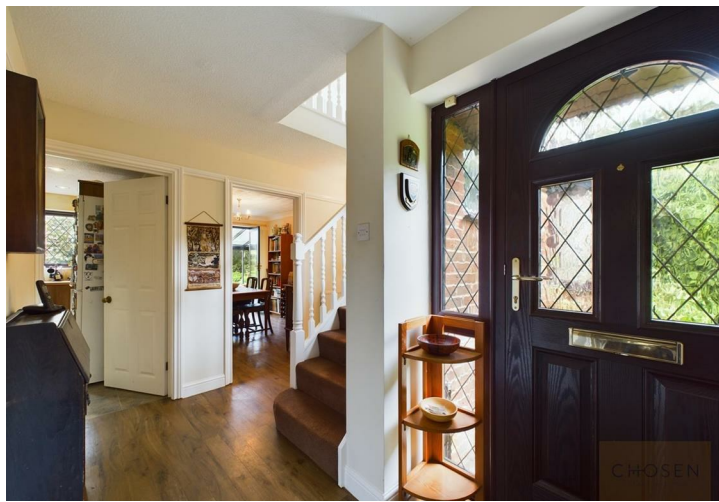
Mains Gas, Electric and Water are believed to be connected.

Fibre Broadband is available in the area.

- Substantial Four Bedroom Detached Home
- Incredibly Popular Cul-De-Sac Location
- Double Garage And Driveway
- Front And Rear Gardens
- Fantastic Family Home
- No Onward Chain
- In Need Of Some Modernising
- EPC Rating: C69
- Council Tax Band: F

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0

Approximate total area<sup>(1)</sup>  
1440.87 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.