



16 Marleyfield Close, Churchdown, Gloucester, GL3 1JD

£210,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Welcome to Marleyfield Close, Churchdown - a charming OVER 55s residence bungalow that offers a delightful living experience. This property boasts a spacious sitting room, with a well equipped sunroom, perfect for relaxing or entertaining guests. With one reception room, two cosy bedrooms, and a well-maintained bathroom, this home is ideal for those seeking comfort and convenience.

Situated in a private and peaceful cul-de-sac, this property provides a tranquil environment for a relaxed lifestyle. The convenience of communal parking ensures that you can easily come and go as you please. Additionally, the absence of an onward chain means a smooth and hassle-free transition into your new abode.

This move-in ready terrace bungalow is a rare find, offering a blend of comfort and practicality. Whether you are looking to downsize or seeking a peaceful retreat, this property ticks all the boxes. Don't miss the opportunity to make this lovely residence your own in the parish of Churchdown.

Agents Note.

Freehold.

EPC Rating: E47

Tewkesbury Borough Council Band: B


Service Charges equate to approximately £200 per quarter.

Mains Electric and Water are believed to be connected.

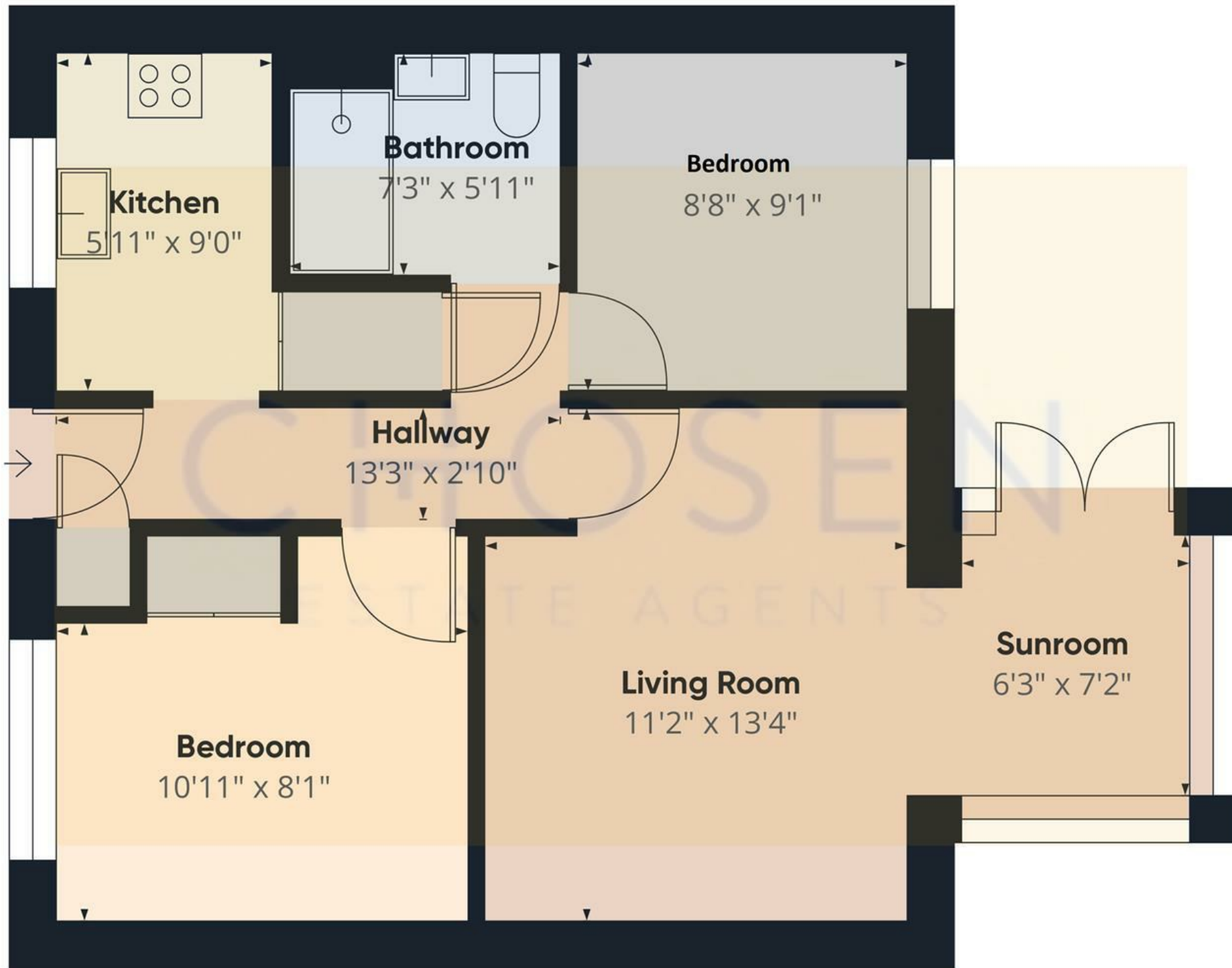
Fibre Broadband is available in the area.

- Over 55's Residence
- Private Enclosed Rear Garden
- Offered to the Market with No Onward Chain
- EPC Rating - E47
- Terraced Bungalow
- Cul-de-Sac Location
- Close Proximity to Amenities like Shops, Healthcare Facilities, and Public Transportation
- Council Tax Band - B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
556.57 ft²

(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.