



9 St. Vincent Way, Churchdown, Gloucester, GL3 1NP

£275,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Welcome to St. Vincent Way - a charming semi-detached house located on the popular Highgrove Development in CHURCHDOWN! This property boasts a spacious reception room, ideal for entertaining guests or relaxing with your family. With three bedrooms, including a versatile third bedroom, there's plenty of opportunity for living or working from home!

The house features a RECENTLY REDECORATED INTERIOR, ensuring a fresh and modern feel throughout. Natural light floods the rooms, creating a warm and inviting atmosphere. Parking is no issue with SPACE FOR TWO VEHICLES, providing convenience for you and your visitors.

Located in this desirable area with NO ONWARD CHAIN, this property offers both comfort and practicality. Whether you're looking for a family home or a stylish space to host friends, this house has the potential to be everything you've been searching for. Don't miss out on the opportunity to make this house your own!

### Agents Note

Freehold

EPC Rating: C71


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
- Recently Redecorated Throughout
- Bright And Airy Interiors: Creating a Welcoming Atmosphere
- Quiet Cul-De-Sac Location
- Driveway Parking for 2 Vehicles
- No Onward Chain
- EPC Rating: C71
- Council Tax Band: C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</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	

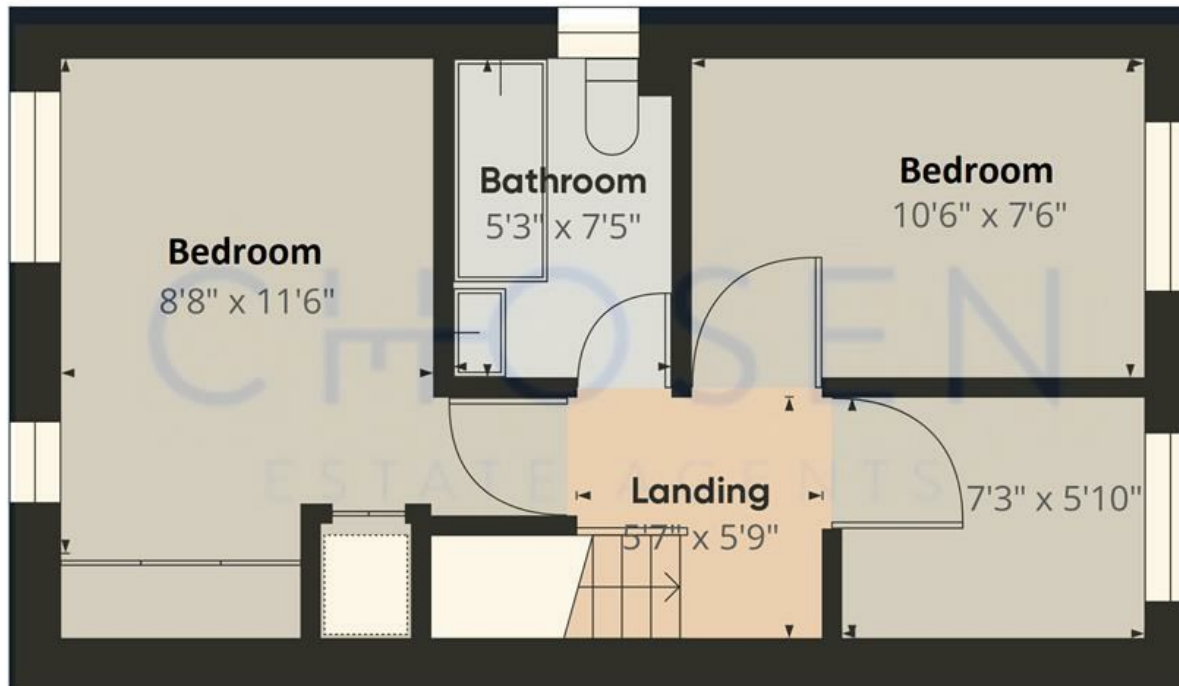






Floor 0

Bedroom



Floor 1

Approximate total area<sup>(1)</sup>

634.37 ft<sup>2</sup>

Reduced headroom

12.53 ft<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92ft)

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