



28, Orchard Way, Churchdown, Gloucester, GL3 2AW

£250,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Welcome to Orchard Way, Churchdown - a charming semi-detached house nestled in a popular location close to local amenities. This property, built in the late 1960s, boasts a timeless appeal with three cosy bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you are greeted by a delightful open plan living dining room, ideal for entertaining guests or simply relaxing after a long day. The galley kitchen adds a touch of character to the home, providing a functional space whilst also offering access to the rear garden.

One of the highlights of this property is the large rear garden, offering ample space for outdoor activities, gardening enthusiasts, or simply enjoying a cup of tea in the fresh air.

With parking available for two vehicles, you'll never have to worry about finding a spot after a long day at work. The convenience of having your own parking space is truly a luxury in today's bustling world.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards creating your own slice of paradise in Orchard Way.

Agents Note.

Freehold.

EPC Rating: D64


Tewkesbury Borough Council Band: C

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

Fibre Broadband is available in the area

- Three Bedroom Home
- No Onward Chain
- Open Plan Living-Dining Room
- EPC Rating: D65
- Sem-Detached
- Generous Rear Garden
- Driveway Providing Off Road Parking For Two Vehicles
- Council Tax Band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area⁽¹⁾

676.42 ft²

Reduced headroom

8.16 ft²

(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.

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