



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

£525,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Wonderfully positioned on the ever popular cul-de-sac of Anne Hathaway Drive, this substantial five bedroom detached home is offered to the market with no onward chain!

Internally, this property provides fantastic space and versatility. The ground floor provides a generous living room, separate dining room, kitchen-breakfast area with a separate utility space, sun room leading to the rear garden, and a downstairs WC.

The first floor comprises three double bedrooms, with an en-suite to bedroom one, and two further single bedrooms providing more than enough space for families and anybody looking to work from home.

Externally, the property boasts a superb double garage to the front, along with off road parking for two vehicles on the front drive. To the rear, there is a sizeable, enclosed rear garden backing on to the surrounding fields. The garden itself is mainly laid to lawn with a variety of established shrubs and trees.

If you are looking for a property to put your own stamp on, and created your perfect family home, this really could be the property for you - get in touch to arrange your viewing!

Agents Note.

Freehold.

EPC Rating: D64


Tewkesbury Borough Council Band: F

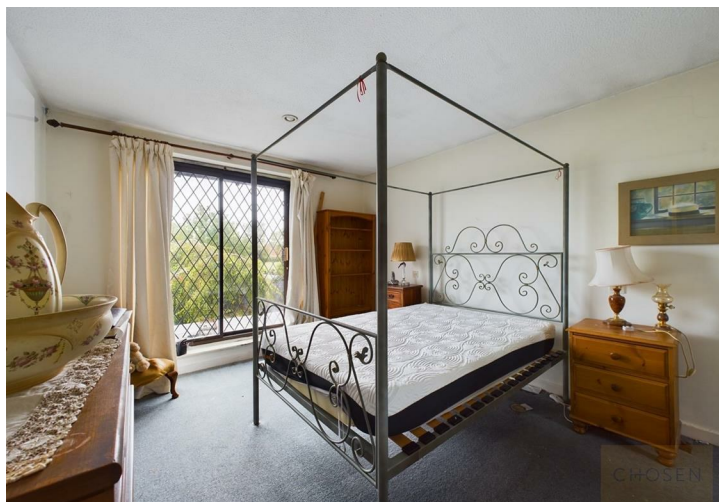
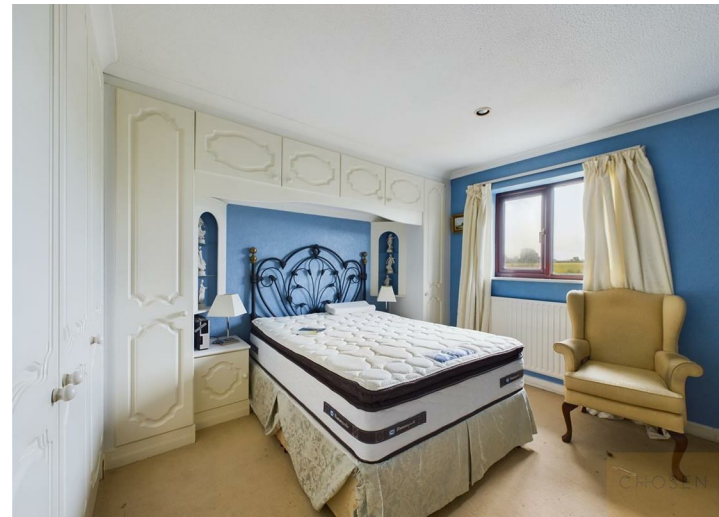
Mains Gas, Electric and Water are believed to be connected.

Fibre Broadband is available in the area.

- Substantial Five Bedroom Detached Home
- Double Garage And Driveway
- Lovely Views To The Rear
- EPC Rating: D64
- Generous, Enclosed Rear Garden
- Incredibly Desirable, Cul-De-Sac Location
- No Onward Chain
- Council Tax Band: F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area⁽¹⁾

1425.03 ft²

Reduced headroom

6.03 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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