



12, Sandycroft Road, Churchdown, Gloucester, GL3 1JH

£270,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Positioned on a corner plot, this sizeable three bedroom semi-detached home boasts fantastic potential and provides a great opportunity for anyone looking to put their own stamp on their next home!

Comprising living room, dining space and second living room/snug, kitchen and downstairs WC. The first floor offers two double bedrooms, a sizeable single bedroom, bathroom and separate toilet.

Externally, the property boasts a generous driveway providing off road parking for multiple vehicles, and a single garage. There is a workshop to the rear, as well as a small, enclosed rear garden.

Sure to attract plenty of early interest, give us a call today to book your viewing!

Agents Note.

Freehold.

EPC Rating: TBC


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 Home
- Requires Modernisation Throughout
- Generous Driveway Providing Multiple Off Road Parking Spaces
- Versatile Living Accommodation
- No Onward Chain
- Popular No Through Road
- EPC Rating: TBC
- Council Tax Band: C

## Energy Efficiency Rating

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









Floor 0



Floor 1

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

1005.89 ft<sup>2</sup>

Reduced headroom

1.18 ft<sup>2</sup>

(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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