



3 Swordfish Close, Churchdown, Gloucester, GL3 2TU

£375,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Located in a highly sought-after cul-de-sac just outside of Churchdown Village, this three bedroom detached home offers a perfect blend of space, functionality, and potential, making it ideal for growing families or those seeking a peaceful retreat with room to add personal touches.

On the ground floor, the property features a beautifully maintained sitting room with a spacious and versatile home office, ideal for working remotely or converting into a hobby room. The kitchen/diner provides an open and social space for everyday meals and family gatherings, while the addition of a utility room offers practical storage and laundry space. The sunroom at the rear of the home floods the property with natural light, providing a wonderful spot to relax and enjoy the views of the garden. Additionally, there's a convenient WC on the ground floor.

Upstairs, you'll find three bedrooms—two spacious doubles with built-in wardrobes, and a well-proportioned single room. A modern family bathroom is also located on this floor.

The property also benefits from a private rear garden backing onto mature trees, creating a tranquil and leafy outlook with no immediate rear neighbours - offering plenty of privacy. There is ample opportunity to landscape the garden further to create your perfect outdoor retreat.

While the home is already spacious and functional, it still offers the potential to make it your own through further modernization. With off-road parking and a desirable location, this property has everything you need for comfortable family living.

Agents Note.

Freehold.

EPC Rating: TBC


Tewkesbury Borough Council Band: D

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

- Three Bedroom Detached Home
- Separate Study Room
- Private Rear Garden
- EPC Rating - TBC
- Kitchen/Diner
- Utility Room & Cloakroom
- Cul-De-Sac Location
- Council Tax Band - D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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⁾
978.76 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.

Calculations are based on RICS IPMS 3C standard.