



135, Golden Vale, Churchdown, Gloucester, GL3 2LX

£250,000

**CHOSEN**  
ESTATE AGENTS



## THE PROPERTY

Located on the highly sought-after Golden Vale estate in Churchdown, this three bedroom semi-detached home offers a fantastic opportunity for those looking to create their dream home. The ground floor features a large lounge/diner, providing plenty of space for both relaxation and dining, along with a separate kitchen offering potential for updating to suit your style. Additionally, there's a convenient downstairs WC and ample storage.

Upstairs, the property boasts three good-sized bedrooms, offering flexibility for family living or guest accommodation. The home does require some modernisation, making it an ideal blank canvas for buyers eager to personalise their space and add value over time.

Externally, there is a generous rear garden with plenty of potential for outdoor entertaining, plus garage and driveway parking.

With its prime location and great potential, this home is perfect for anyone looking to settle in Churchdown and make their mark.

Agents Note.

Freehold.

EPC Rating: TBC

Tewkesbury Borough Council Band: C


Mains Electric and Water are connected.

Fibre Broadband is available in the area.

\*Please note there is an Estate Management Charge of approximately £70 per year.\*

- Three Bedroom Semi-Detached Home
- Popular No Through Road
- Enclosed Rear Garden
- EPC Rating: D58
- No Onward Chain
- Garage And Off Road Parking Space
- Opportunity To Put Your Own Stamp On
- 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>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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	

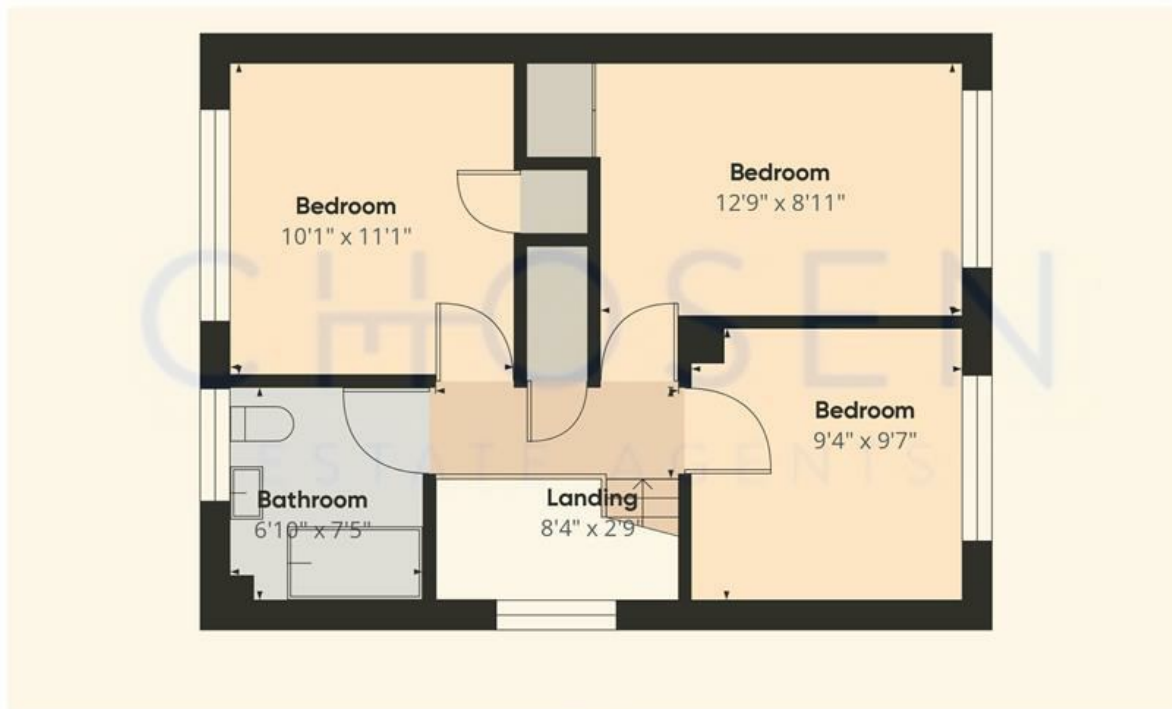








Floor 0



Floor 1

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

890.94 ft<sup>2</sup>

(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.

GIRAFFE360