



27 Sandycroft Road, Churchdown, Gloucester, GL3 1JQ

£285,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Situated on a desirable corner plot within a peaceful no-through road in Churchdown, this two-bedroom detached bungalow offers excellent potential for modernisation. The property features a well-proportioned layout, including a separate kitchen with direct access to the garden and a spacious sitting room, bathed in natural light from a large front-facing window.


Both bedrooms are generous doubles, located at the rear of the property for added privacy, and are served by a centrally positioned bathroom. Outside, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy. It also boasts a detached garage with garden access, along with off-road parking for one vehicle and scope to create additional parking if required.

With its sought-after location and potential to personalise, this bungalow presents a fantastic opportunity to create a comfortable and stylish home.

- Detached Bungalow • Two Double Bedrooms
- Desirable Corner Plot • Ideal for Modernisation
- Enclosed Rear Garden • Detached Garage
- EPC Rating: D67 • Council Tax Band: C

Agents Note.  
Freehold.  
EPC Rating: D67  
Tewkesbury Borough Council Band: C  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

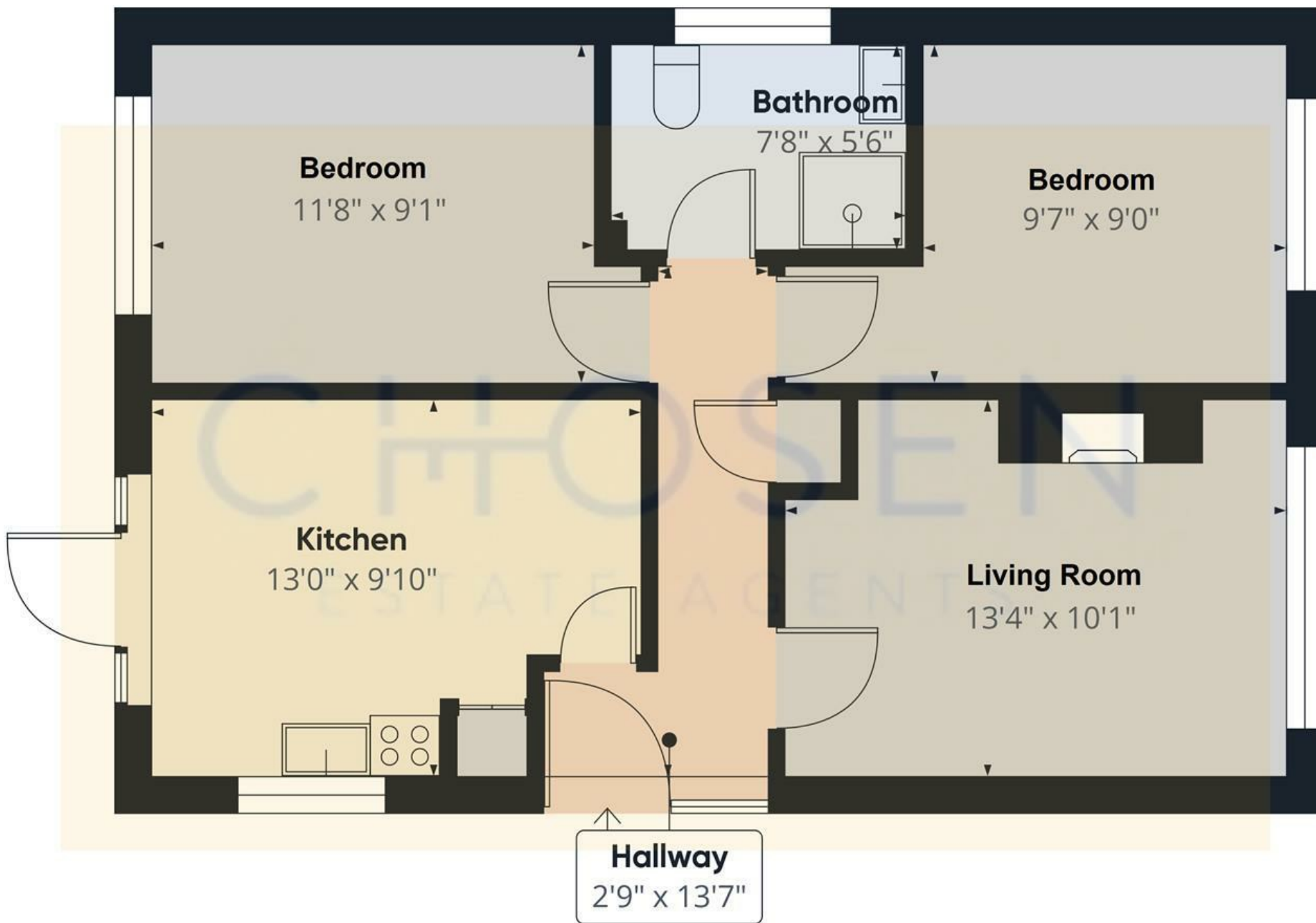
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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 	









Approximate total area<sup>(1)</sup>  
553.49 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.

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