



40 The Manor Church Road, Churchdown, Gloucester,
Gloucestershire, GL3 2HT

£245,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in the sought-after 'The Manor' development for over 55s, in the heart of Churchdown Village, this delightful two-bedroom bungalow is offered to the market with no onward chain.

The property features a spacious living room, modern fitted shower room, and two generously sized bedrooms, with the master bedroom benefiting from fitted wardrobes.

Outside, a private rear patio provides a peaceful outdoor retreat, complemented by beautifully maintained communal gardens.

Residents can take advantage of the communal lounge, perfect for social gatherings, as well as visitors' accommodation for friends and family.

There is also a communal car park on a first-come, first-served basis.


This property offers a wonderful blend of comfort, convenience, and community living.

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

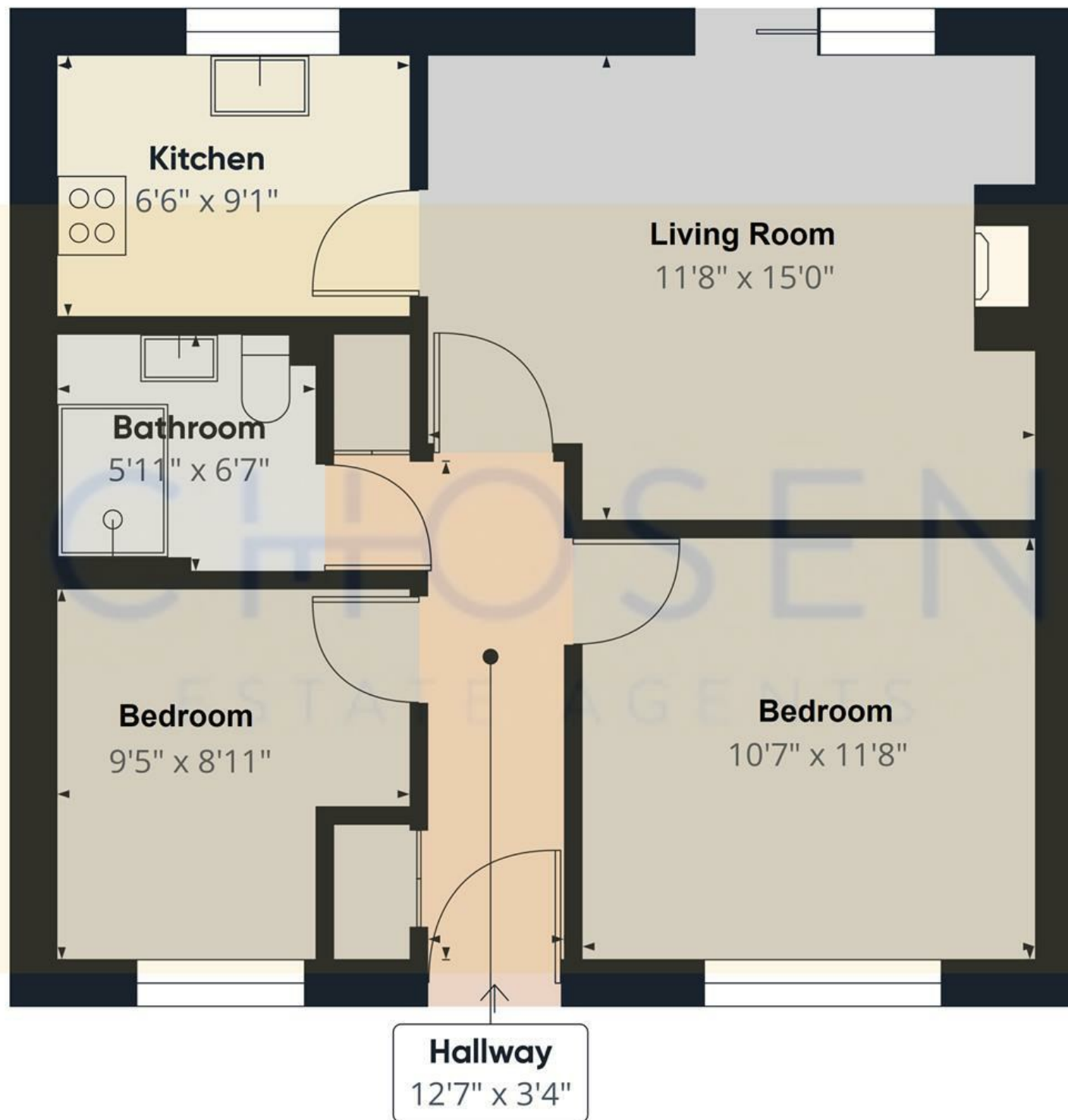
Lease Information:
125 years from 1987 - 88 years remaining.
Service Charge of Approx. £1592 per annum
Buildings Insurance of Approx. £123.50 per annum

- Two Generous Bedrooms
- No Onward Chain
- Communal Lounge and Gardens
- EPC Rating: D67
- Over 55s Development
- Private Rear Patio
- Bungalow With Own Private Entrance
- Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Approximate total area⁽¹⁾
532.7 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.

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