



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

£215,000

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

Situated in the heart of Churchdown Village is this two bedroom over 55's cottage forming part of this extremely popular retirement complex.

The internal accommodation boasts light and airy entrance, kitchen with range of wall and base units, integrated oven, washing machine, sink, and space for fridge freezer. The ground floor further offers a sizeable living room with views to the communal garden, and a WC.

The first floor, accessed by stairs or stair-lift, has two sizeable bedrooms, and bathroom providing a walk-in shower, low level WC, wash hand basin and heated towel rail.


The property benefits from gas –fired central heating, sealed unit double-glazed windows throughout and the added advantage of a small patio area to the rear.

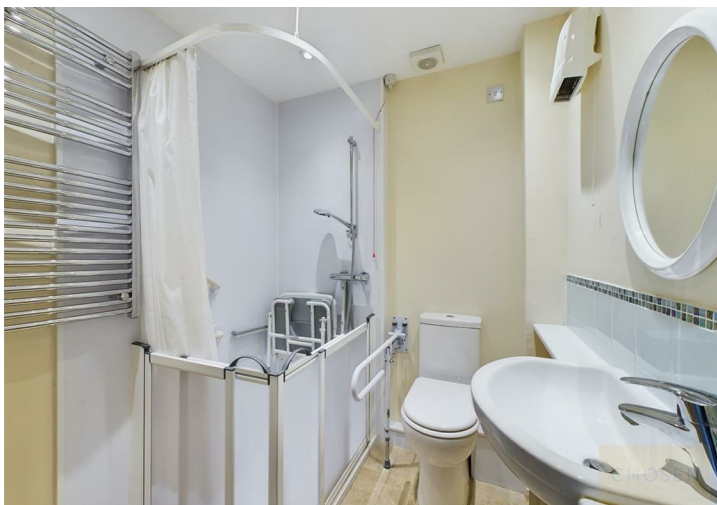
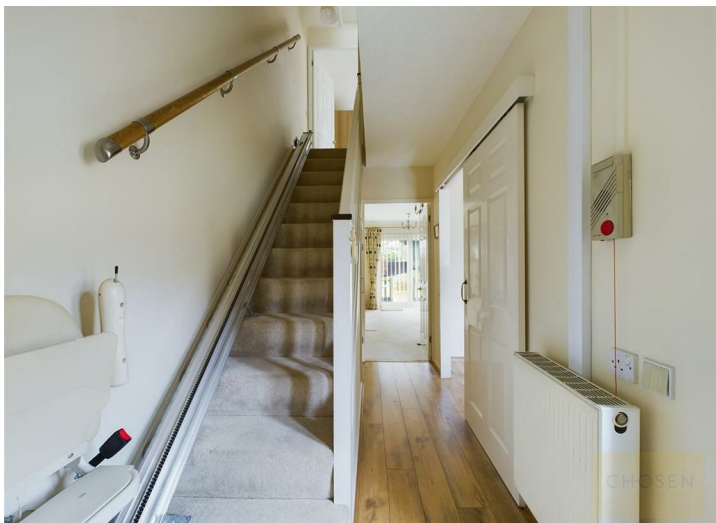
- Two Bedroom Over 55's Property
- Cottage Style Property
- Positioned Close To Local Amenities
- Popular Village Location
- Private Rear Patio Overlooking Communal Gardens
- No Onward Chain
- EPC Rating: C70
- Council Tax Band: C

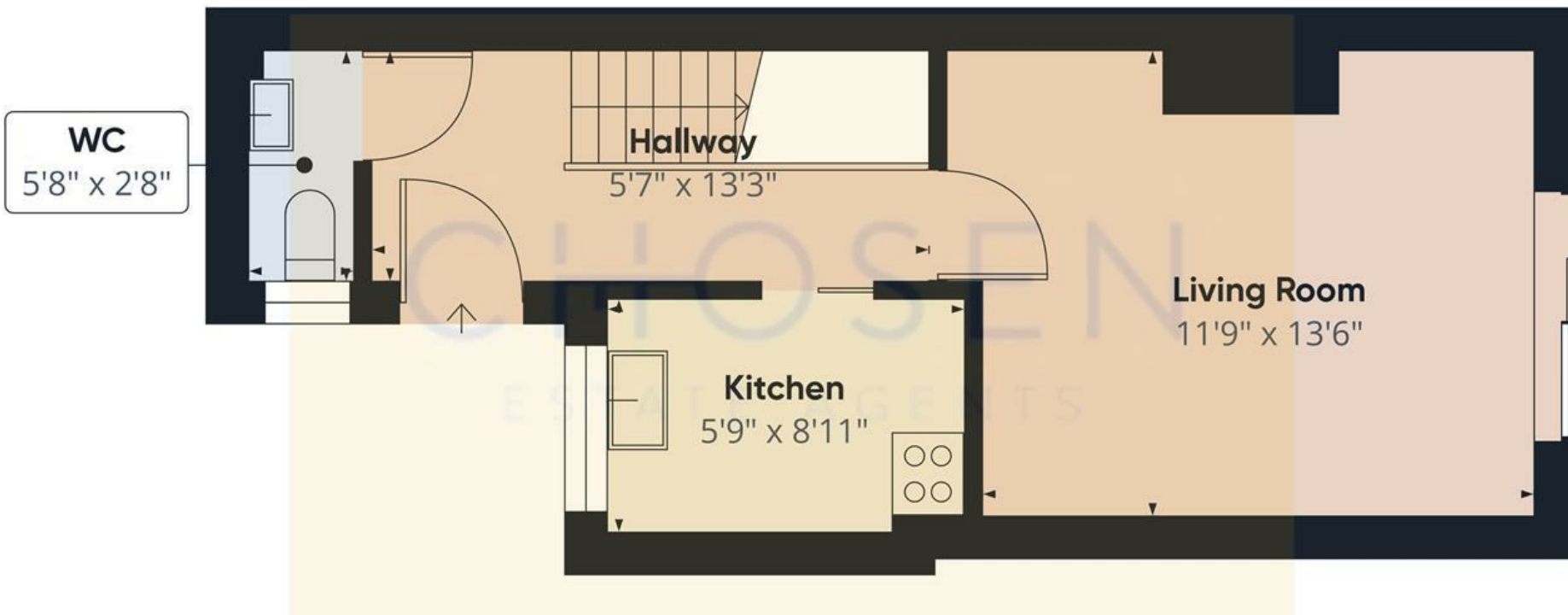
Agents Note.  
Freehold.  
EPC Rating: C70  
Tewkesbury Borough Council Band: C  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

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

## 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>70</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>  
542.93 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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