



44 Marlstone Drive, Churchdown, Gloucester, GL3 2BB

£310,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This beautifully presented three-bedroom end-of-terrace home is the perfect blend of modern style and practicality, making it an excellent choice for families, professionals, or first-time buyers.

Upon entering, you are welcomed by a small entrance hall that provides a convenient space for coats and shoes. Leading off the hallway is a well-placed downstairs WC, offering added convenience for guests and everyday use. The sitting room is bright and airy, benefitting from dual aspect windows that allow plenty of natural light to flow through. This inviting space is ideal for relaxation and entertaining, with double doors opening into the open-plan dining and kitchen area.

The modern kitchen is thoughtfully designed, offering a range of wall and base units, and ample worktop space. The dining area provides a sociable setting for mealtimes and the open-plan layout enhances the sense of space and creates a seamless transition from cooking to dining.

Upstairs, the property continues to impress with its well-proportioned bedrooms. The master bedroom is a spacious retreat, complete with fitted wardrobes for added storage. The second bedroom is another comfortable double, while the third bedroom is a generous single, ideal for a child's bedroom, or home office. The family bathroom is stylish and modern, featuring a full suite with a bath, overhead shower, washbasin, and WC.


Externally, the property enjoys a private rear garden, offering a peaceful outdoor space and the low-maintenance design ensures it can be enjoyed year-round. Additionally, the owners have purchased an extra parking space, providing two allocated parking spots—an invaluable asset for modern living.

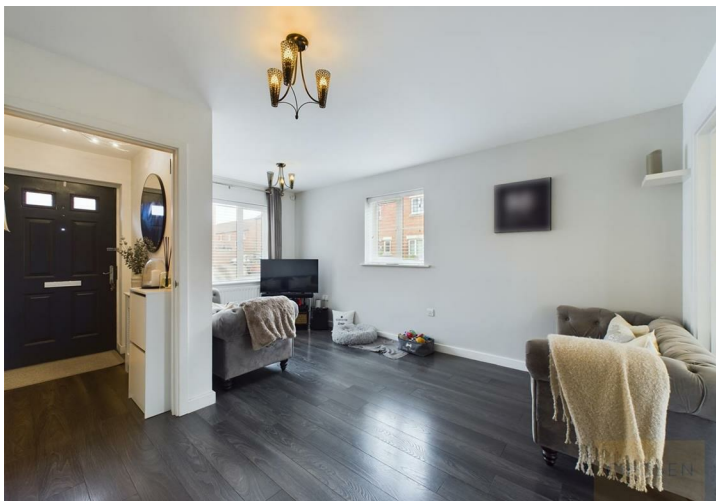
Agents Note.
Freehold
EPC Rating: TBC
Tewkesbury Borough Council Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk
Rivers & Seas: No Risk
Surface Water: Low

- Three Bedroom End-Terrace Home
- Cul-de-sac Location
- Open Plan Living
- Bright & Airy Space
- Private & Enclosed Rear Garden
- Two Allocated Parking Spaces
- EPC Rating: TBC
- Council Tax Band: C

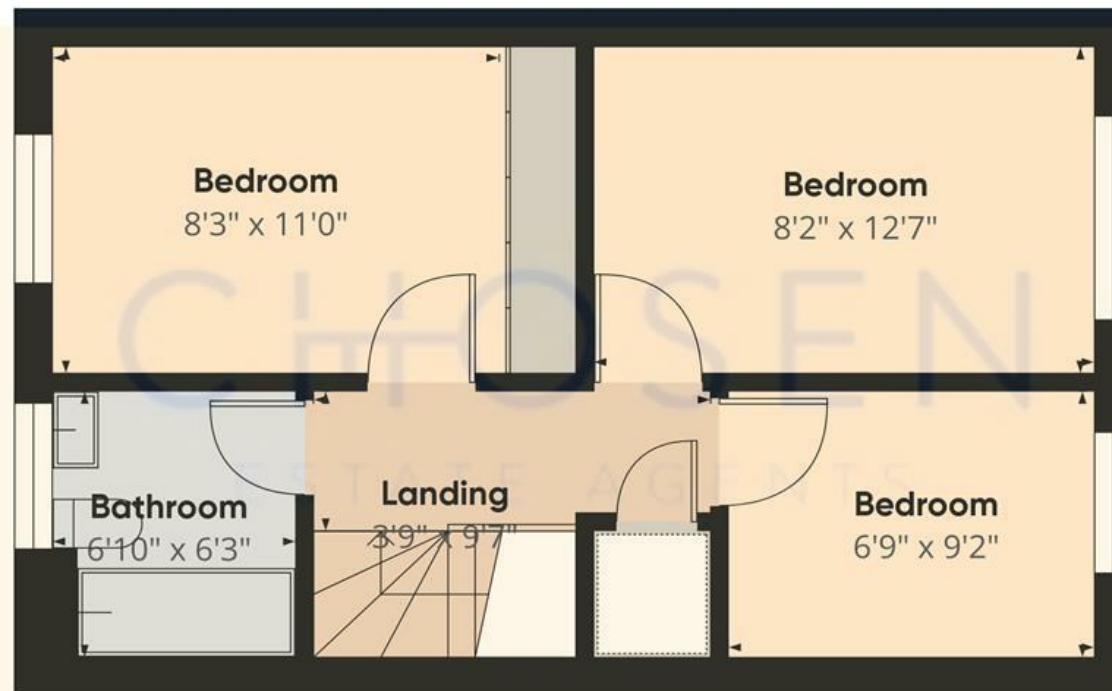
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	79	
(69-80) C		
(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	





Floor 0



Floor 1

Approximate total area⁽¹⁾
725.6 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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