



9 Criftycraft Lane, Churchdown, Gloucester, GL3 2LH

£525,000

**CHOSEN**  
ESTATE AGENTS



## THE PROPERTY

Nestled in the charming village of Churchdown, Gloucester, this delightful three-bedroom detached bungalow on Criftycraft Lane offers a perfect blend of comfort and scenic beauty. This property is designed for both relaxation and entertaining, featuring three reception rooms, including a welcoming living room, a bright dining room and a lovely conservatory boasting far reaching views.

The bungalow boasts three generous bedrooms, providing ample space for family or guests, and two well-appointed bathrooms that enhance convenience.

One of the standout features of this home is its stunning views; enjoy picturesque sights from the front and captivating views of Chosen Hill from the rear, making it a tranquil retreat.

For those with vehicles, the property offers parking for up to six cars, ensuring that you and your guests will never be short of space. Furthermore, there is a single garage.

Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This bungalow is not just a house; it is a lifestyle choice in a sought-after location, perfect for those looking to enjoy the peaceful village atmosphere while being close to local amenities. Whether you are a growing family or seeking a serene retirement, this property is a must-see.

Agents Note.

Freehold

EPC Rating: D64

Tewkesbury Borough Council Band: E

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

Rivers & Sea: Very Low

Surface Water: Very Low

Standard 14 mbps

Superfast -


Ultrafast 1000 mbps

2 Church Road, Churchdown, Gloucestershire, GL3 2ER

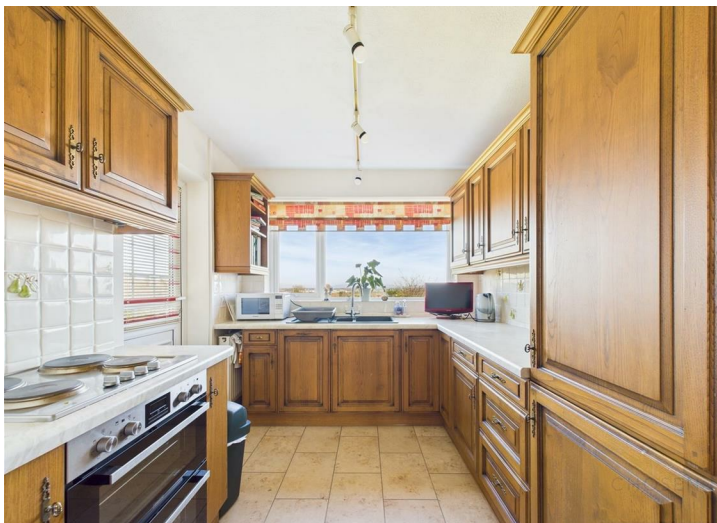
Tel: 01452 857421 Email: [info@chosenestateagents.co.uk](mailto:info@chosenestateagents.co.uk) [www.chosenestateagents.co.uk](http://www.chosenestateagents.co.uk)

- Three Bedroom Detached Bungalow
- Incredibly Sought After Village Location
- No Onward Chain
- Stunning Views To The Front And Rear
- Driveway Providing Multiple Off Road Parking Space, And Garage
- Front And Rear Gardens
- EPC Rating: D64
- Council Tax Band: E

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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>

1321.7 ft<sup>2</sup>

Reduced headroom

8.14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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