



63 Melville Road, Churchdown, Gloucester, GL3 2RE

£330,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled on Melville Road this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Boasting a generous plot, this property is situated on a desirable corner plot, providing ample outdoor space.

Upon entering, you will find two inviting reception rooms, ideal for both relaxation and entertaining. The separate living room is a welcoming space, perfect for quiet evenings. The kitchen-diner is a modern and functional area, designed to accommodate both cooking and dining, making it the heart of the home. Furthermore, there is a separate utility room and downstairs WC.

The property boasts three well-proportioned bedrooms, providing ample space for family or guests. The modern bathroom has been thoughtfully designed, ensuring a comfortable and stylish experience.

The rear garden is enclosed, offering a safe and private outdoor space for children to play or for hosting summer barbecues. Additionally, the property benefits from a substantial driveway, providing off-road parking for up to four vehicles, a rare find in many homes.

With its excellent transport links and local amenities, this property is not to be missed. Come and discover the potential of this lovely home in Churchdown.

Agents Note.

Freehold.

EPC Rating: C70


Tewkesbury Borough Council Band: B

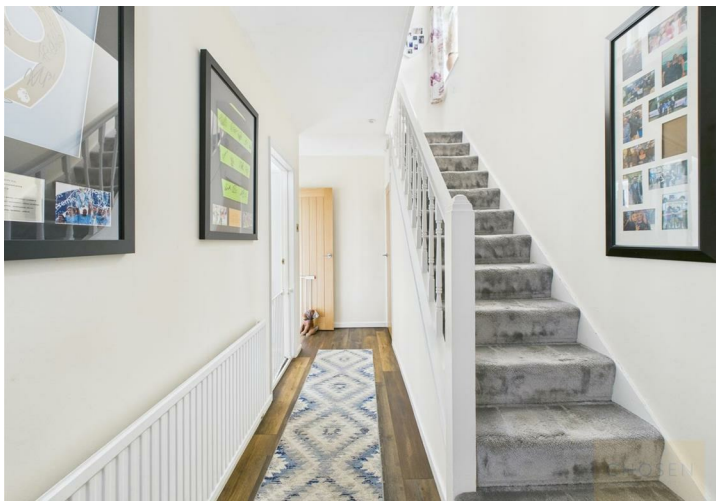
Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

- Three Bedroom Semi-Detached Home
- Corner Plot
- Open Plan Kitchen-Diner
- Separate Utility Room And Downstairs WC
- Enclosed Rear Garden
- Large Driveway
- EPC Rating: C70
- Council Tax Band: B

Energy Efficiency Rating

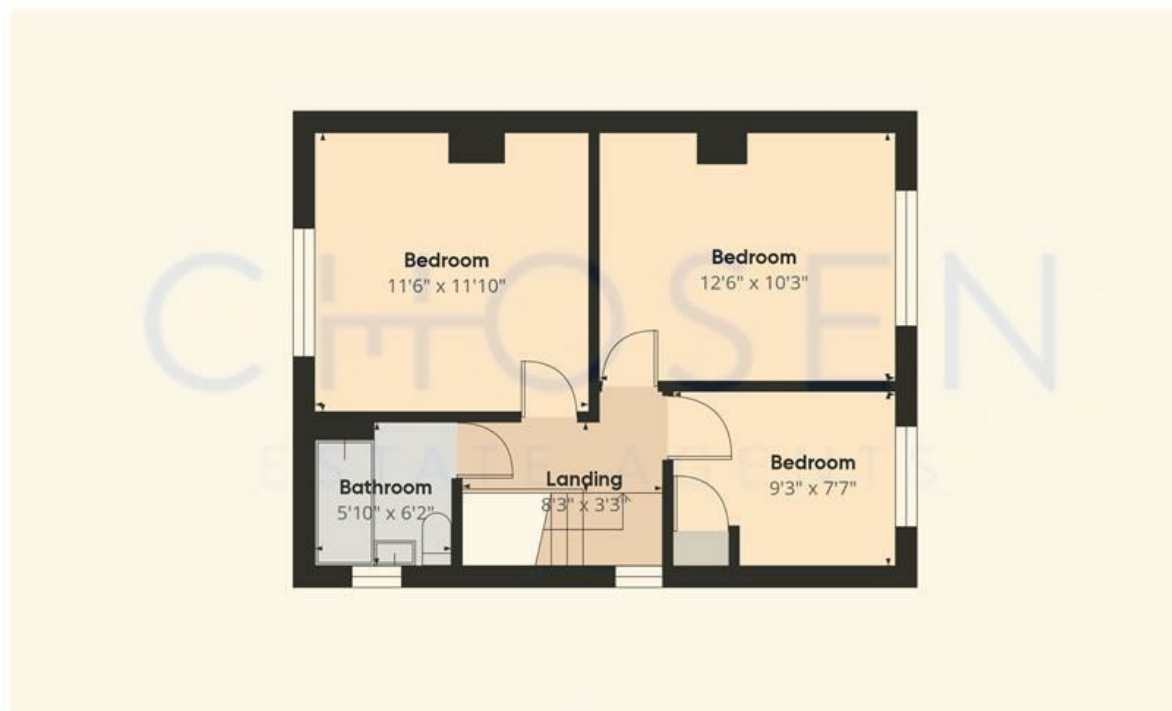
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Floor 0

Approximate total area⁽¹⁾
907.41 ft²



Floor 1

(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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