



13 Stansby Crescent, Churchdown, Gloucester, Gloucestershire, GL3

ONE
£365,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This beautifully presented and thoughtfully extended three-bedroom semi-detached home offers a perfect blend of style, practicality, and energy efficiency. Situated in a sought-after location, the property has been modernised to an excellent standard throughout and is ready to move straight into — with no onward chain.

Upon entering, you’re greeted by a welcoming hallway leading to a stylish and contemporary kitchen, fully fitted with bespoke cabinetry and high-quality finishes, offering both aesthetic appeal and practicality. A convenient ground floor WC adds everyday functionality.

To the rear of the home lies the true heart of the property — a stunning open-plan living space. Bathed in natural light, this large and versatile room comfortably accommodates a sitting area, dining zone, and office space, making it ideal for both family life and entertaining.

Upstairs, the home continues to impress with three generous double bedrooms, all beautifully decorated and offering ample space. A modern family bathroom completes the first-floor layout with stylish fittings and a crisp, clean design.

Externally, the property benefits from a garage, perfect for storage or further use, and enjoys an attractive rear garden space.

The home is located in a highly convenient position — ideal for commuters with easy access to the M5 and GCHQ, while also being within walking distance of multiple shops, social clubs, and green spaces. It also sits within the catchment area for well-regarded infant and primary schools, along with excellent local secondary schools, making it a great choice for families.

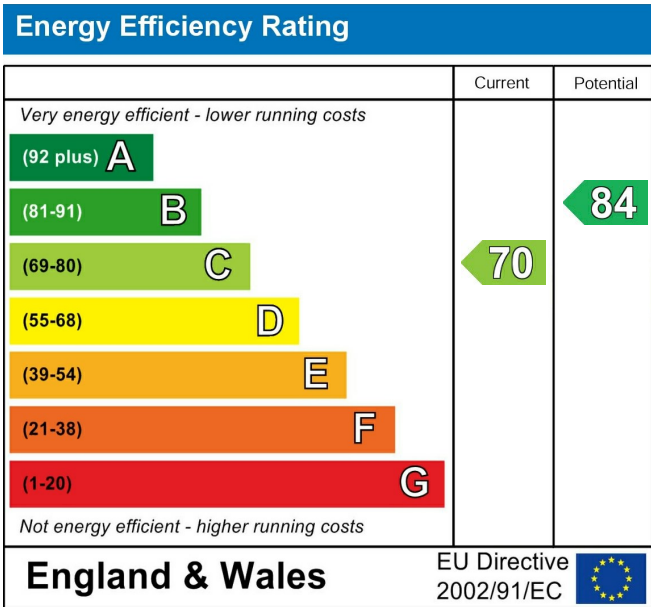
One of the standout features of this home is the installation of a new air source heat pump system, providing impressive energy efficiency and keeping total energy bills as low as approximately £80 per month during winter — a significant advantage for any modern household.

Agents Note.
Freehold
EPC Rating: C70
Tewkesbury Borough Council Band: C
Air Source Heat Pump connected.
Electric and Water are connected.
Fibre Broadband is available in the area.

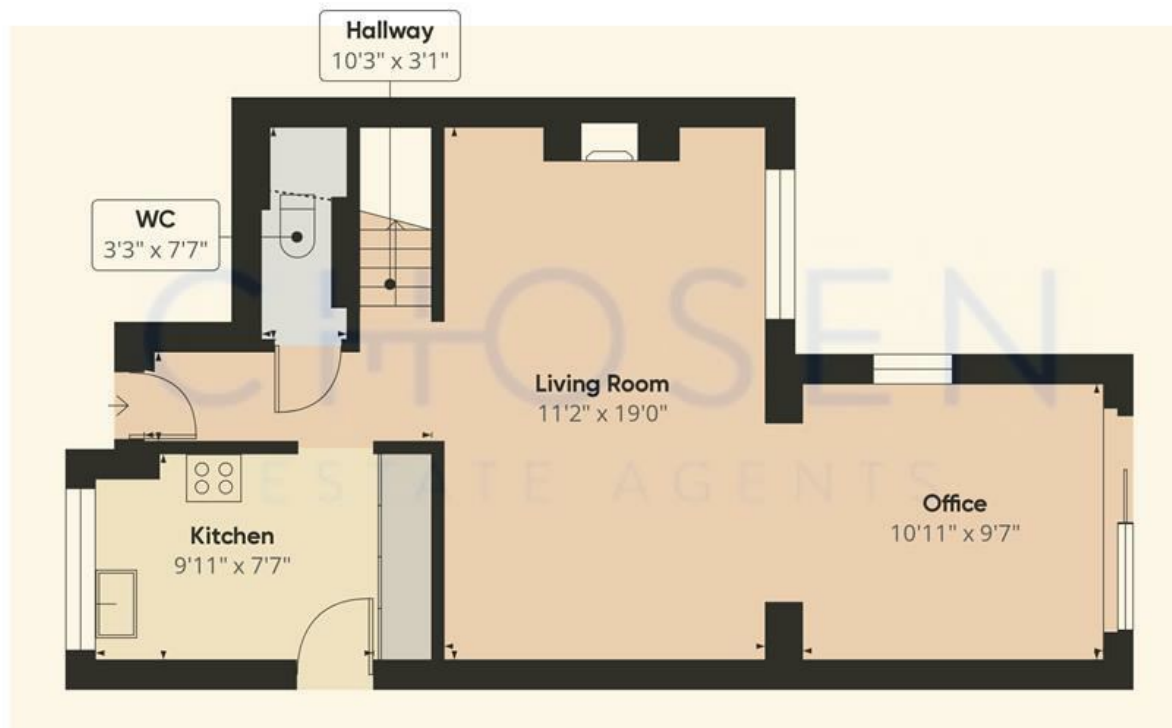
Flood Risk
Rivers & Seas: Very Low
Surface Water: Very Low
2 Church Road, Churchdown, Gloucestershire, GL3 2ER

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- Extended three bed semi-detached home
- Three double bedrooms
- Versatile open-plan living
- EPC Rating - C70
- No onward chain
- Fully modernised throughout
- Air source heat pump with low energy bills
- Council Tax Band - C





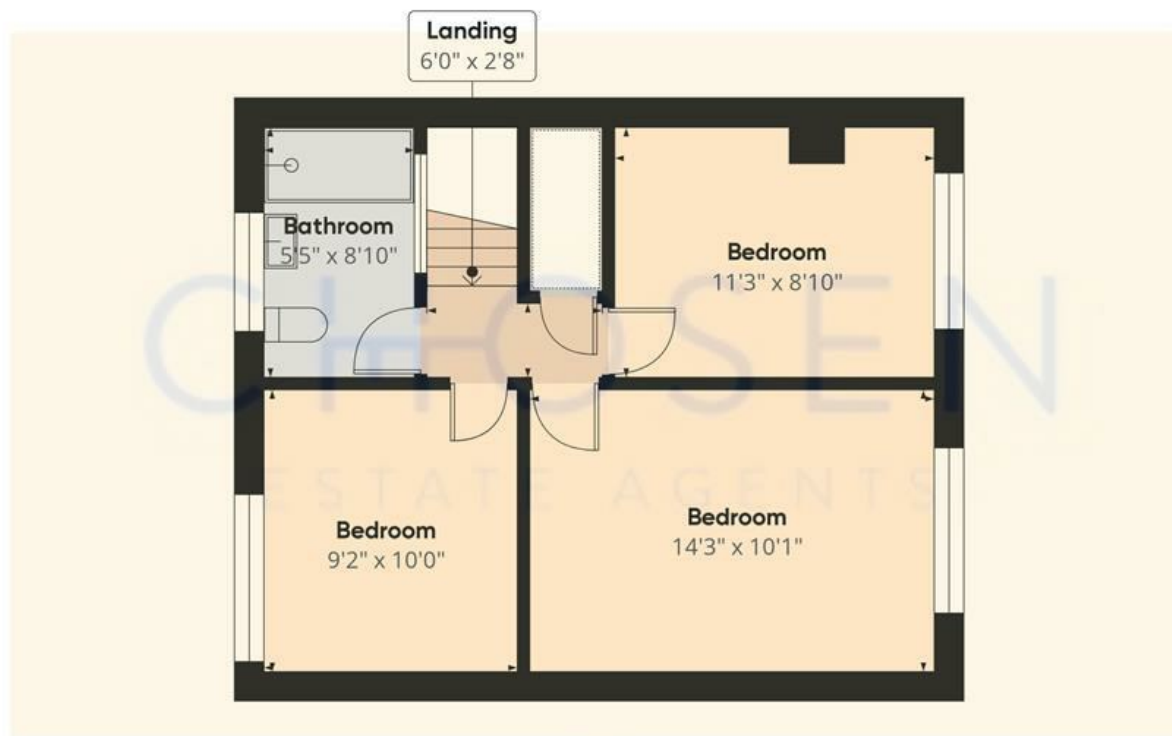


Approximate total area⁽¹⁾

890.29 ft²

Reduced headroom

7.94 ft²



(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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