



9 Grove Road, Churchdown, Gloucester, GL3 2SN

£385,000

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

Nestled on Grove Road in the charming area of Churchdown, this beautifully extended semi-detached home offers a perfect blend of modern living and classic charm. Built in the 1930s, this property has been thoughtfully updated to provide a contemporary open-plan layout, ideal for both entertaining and everyday family life.

The open plan kitchen-dining-living space is the real heart of the home with both bi-folds to the rear garden and skylights ensuring this space is flooded with natural light. The separate living room provides a cosy retreat, and the utility room adds practicality, making household chores more manageable. Completing the ground floor accommodation is the ever useful WC.

The property boasts three well-proportioned bedrooms, ensuring ample space for family or guests. The bathroom is conveniently located on the first floor comprising a bath with shower over, low level WC and wash hand basin. The attic space has been partially converted and provides a useful space for an office/storage or play room.

Outside, the generous rear garden offers a delightful outdoor space for relaxation and recreation, perfect for families or those who enjoy gardening.

Parking is a breeze with the driveway to the front, complemented by a garage for additional storage or workshop needs.

The absence of an onward chain simplifies the buying process, making this home an attractive option for those looking to move swiftly.

### Agents Note

Freehold

EPC Rating: C74

Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

### Flood Risk

Rivers & Seas: Very low

Surface Water:


Broadband:

Standard 13 mbps

Ultrafast 1000 mbps

- Extended Three Bedroom Semi-Detached Home
- Contemporary Open Plan Living
- Separate Living Room And Utility Room
- Generous Rear Garden
- Garage And Driveway
- No Onward Chain
- EPC Rating: C74
- Council Tax Band: C

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	86
(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	







Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1197.93 ft<sup>2</sup>

Reduced headroom

54.73 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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