



16 The Avenue, Churchdown, Gloucester, GL3 2HB

£525,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Set along a peaceful private road in the heart of Churchdown Village, this detached four-bedroom family home offers a superb footprint and exceptional potential to create something truly special. With generous room sizes and an adaptable layout, the property is perfect for growing families or those looking to make a home their own.

The ground floor welcomes you with a spacious entrance hall, leading to a large sitting room ideal for relaxation or entertaining. A separate reception room offers flexibility, whether as a playroom, snug or formal dining space. To the rear, the kitchen flows into a dedicated dining area, enjoying views out onto the garden, and there's also a convenient downstairs WC completing the layout.

Upstairs, the property boasts four generously sized bedrooms, all filled with natural light thanks to the bright and airy feel of the upper floor. The large family bathroom is well positioned to serve all bedrooms and offers scope for modernisation or extension if desired (subject to planning).

Externally, the home sits on a substantial plot with excellent frontage. There is ample off-road parking to the front, as well as a tandem garage providing plenty of storage or workshop space. The garden to the rear is private and ideal for family enjoyment, further enhancing the lifestyle this home offers.

With its sought-after village location, space in abundance and scope for personalisation, this is a rare opportunity to secure a property with long-term appeal.

Agents Note.

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

Flood Risk

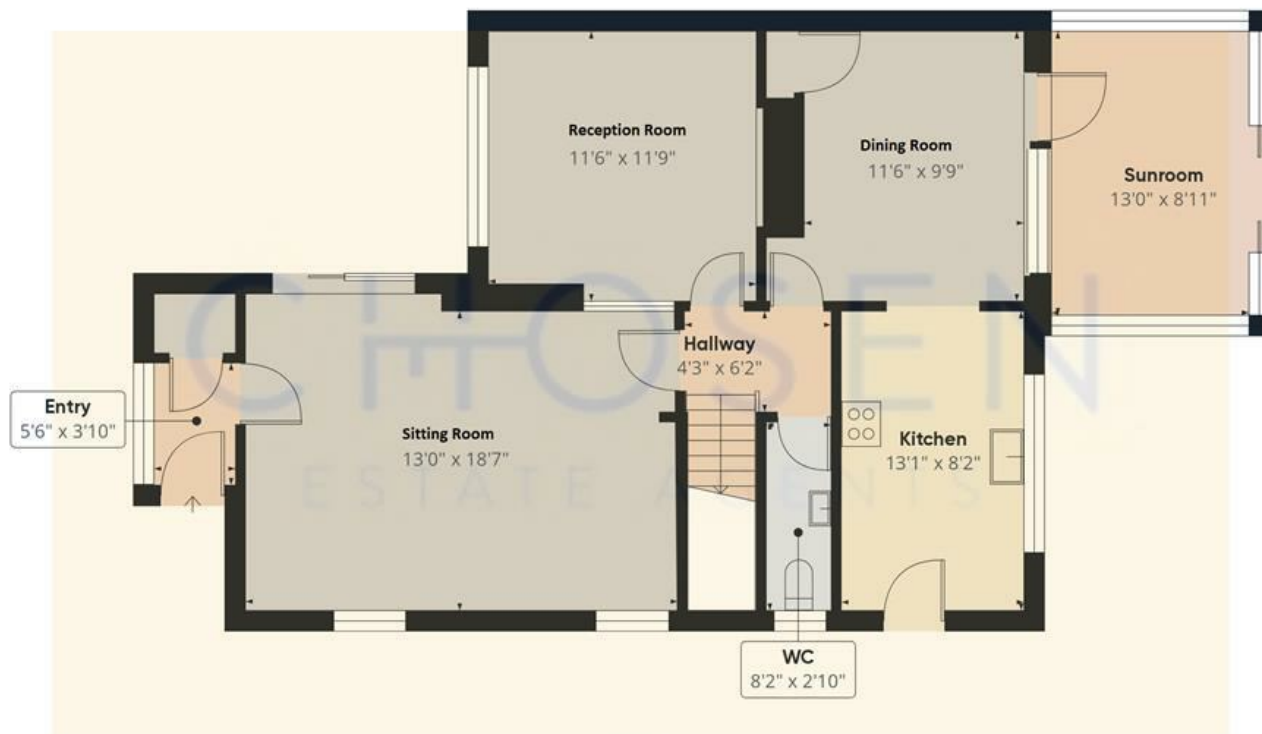
Rivers & Seas: Very Low
Surface Water: Very Low

- Four Bedroom Detached Home
- Three Reception Rooms
- Move-in Ready With Potential To Add Your Own Stamp
- Enclosed Rear Garden
- Sought After Village Location
- No Onward Chain
- EPC Rating: TBC
- Council Tax Band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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⁾

1388.23 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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