



1 Katherine Close, Churchdown, GL3 1PB

£265,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Positioned in a popular and convenient part of Churchdown, this well-maintained two-bedroom semi-detached home offers a perfect opportunity for first-time buyers, investors, or those looking to downsize without compromise. Situated on a generous plot, the property boasts a sun-drenched south-facing garden, a garage, and off-road parking for two vehicles — a rare combination for a home of this size.

As you enter the property, you're welcomed by a practical porch area, ideal for coats, shoes, and everyday essentials. This leads into a bright and comfortable sitting room, creating a warm and inviting space to relax. To the rear of the home is a well-appointed kitchen, offering garden views and access to a lovely conservatory, which is currently used as a dining room — perfect for entertaining or simply enjoying your morning coffee in the sun.

Upstairs, the home continues to impress with two generous double bedrooms, both of which are filled with natural light and offer a sense of space and calm. A neatly presented bathroom completes the first-floor accommodation.

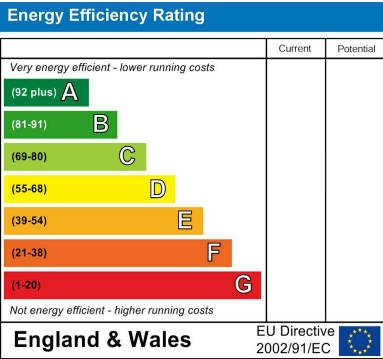
Externally, the south-facing garden is a key highlight — a private and sunny retreat, ideal for keen gardeners or al fresco dining. The property also benefits from a separate garage and driveway parking for two vehicles.

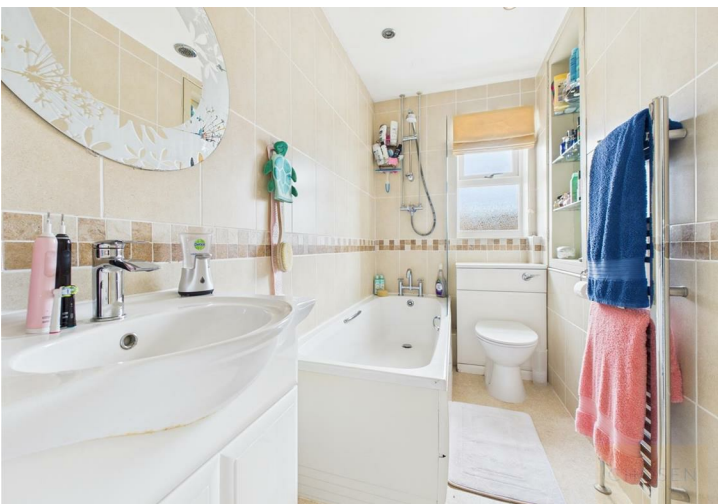
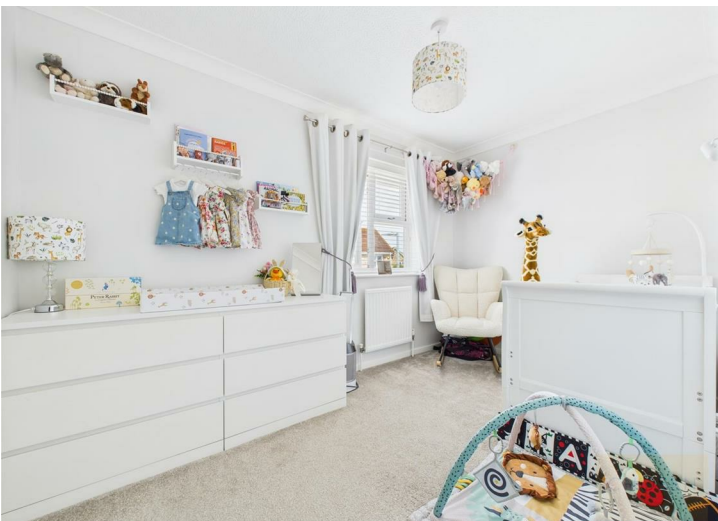
Offered in excellent condition and with scope to personalise, this lovely home is ideally suited to a wide range of buyers looking to enjoy all that Churchdown has to offer, with its great local amenities, schools, and transport links.

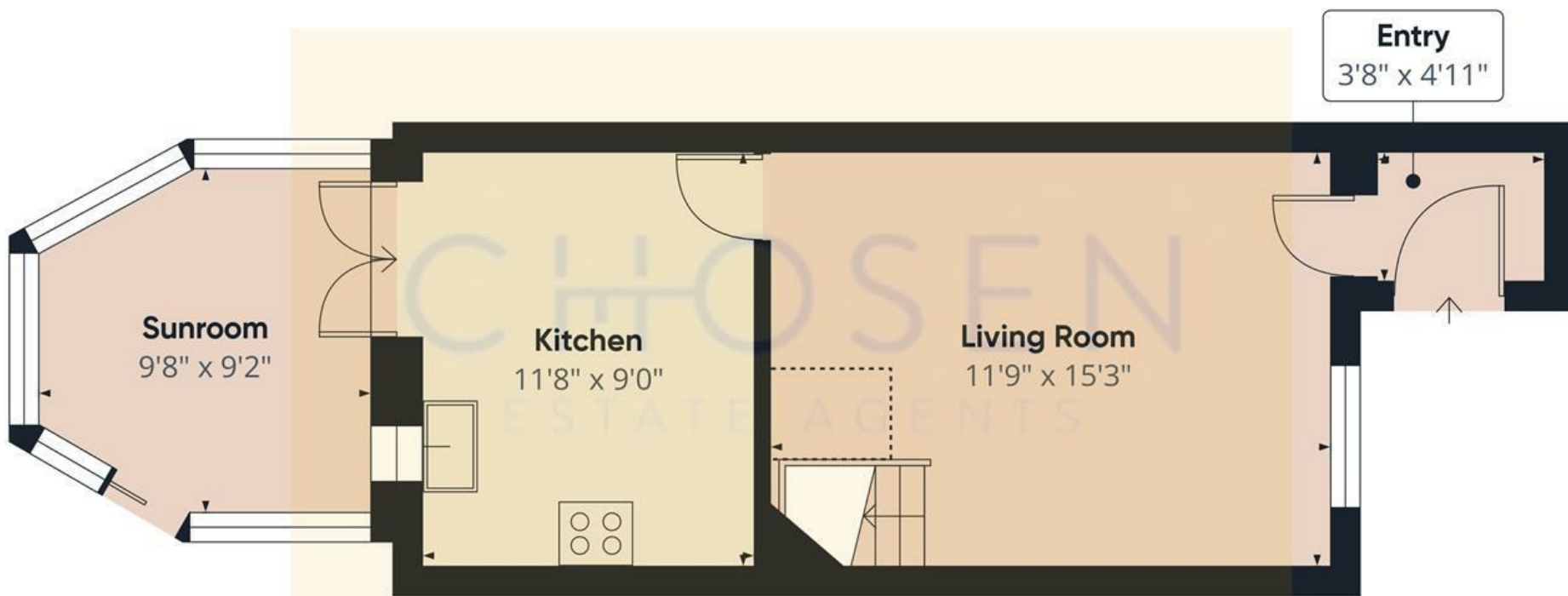
- Lovely 2-bed semi-detached home
- Off-road parking for 2 vehicles
- Generous corner plot
- EPC Rating - TBC
- South-facing garden
- Additional garage space
- Ideal for first-time buyers, investors, or a comfortable downsize
- Council Tax Band - B

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

Flood Risk
Rivers & Seas: Very Low
Surface Water: Very Low







Floor 0



Floor 1

Approximate total area⁽¹⁾

634.53 ft²

Reduced headroom

7.95 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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