



3 Snowdon Gardens, Churchdown, Gloucester, GL3 1JL

£325,000

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

Welcome to this beautifully extended three-bedroom semi-detached home, tucked away in the peaceful and sought-after Snowdon Gardens, Churchdown. This property offers fantastic space and flexibility, perfect for families or buyers looking for a versatile home in a quiet residential setting.

As you step inside, you are welcomed by a generous entrance hallway leading into a cosy sitting room — a perfect retreat for relaxing evenings. Beyond this, a second reception room adds extra versatility; currently used as a playroom, it effortlessly connects the sitting room to the spacious rear extension, offering endless potential as a home office, dining space or snug.

The well-appointed kitchen seamlessly opens into the light-filled extension at the rear — creating a superb flow ideal for entertaining and everyday family living.

Upstairs, you'll find three well-proportioned bedrooms, two comfortable doubles and a generous single, all served by a family bathroom.

Outside, the property enjoys a lovely garden space, perfect for outdoor enjoyment, and being set in this quiet cul-de-sac location adds to the sense of peace and privacy. There is a useful driveway to the front providing off road parking.

With its excellent Churchdown location, local amenities and schools are within easy reach, making this a fantastic opportunity for buyers seeking a move-in-ready home with plenty of living space.

### Agents Note.

Freehold

EPC Rating: E46

Tewkesbury Borough Council Tax Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.


### Flood Risk:

Rivers & Sea: Very Low

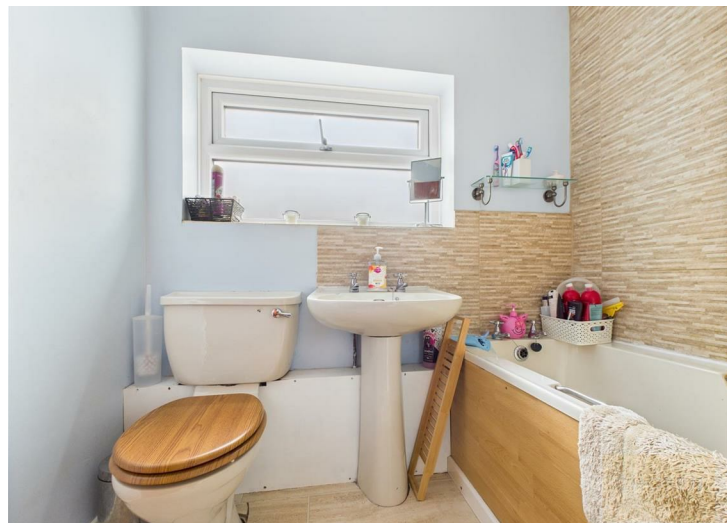
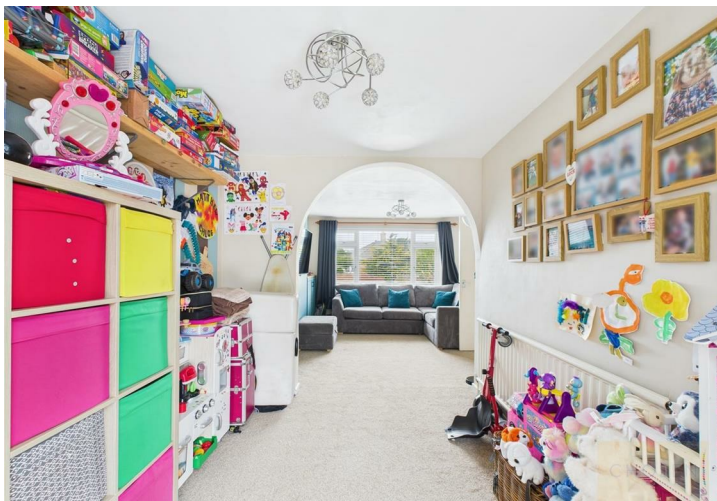
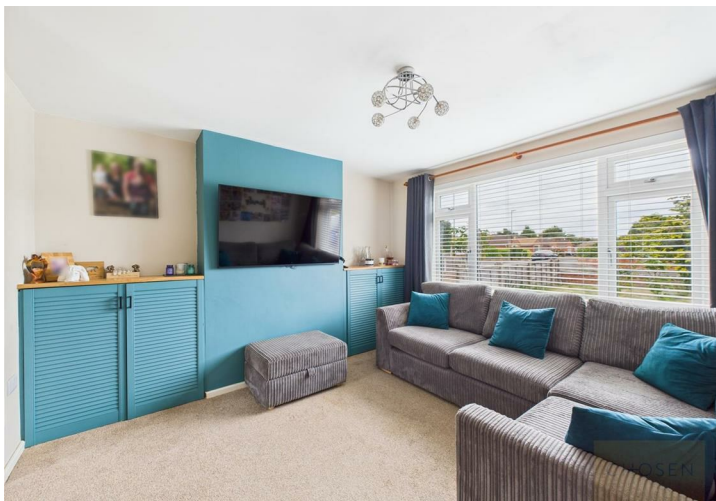
Surface Water: Low

- Three Bedroom Semi-Detached Home
- Beautiful Extension To The Rear
- Bi-Fold Doors To Rear Garden
- Three Well-Proportioned Bedrooms
- Driveway And Front Garden
- Popular Location Close To Local Amenities
- EPC Rating : E46
- 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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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	

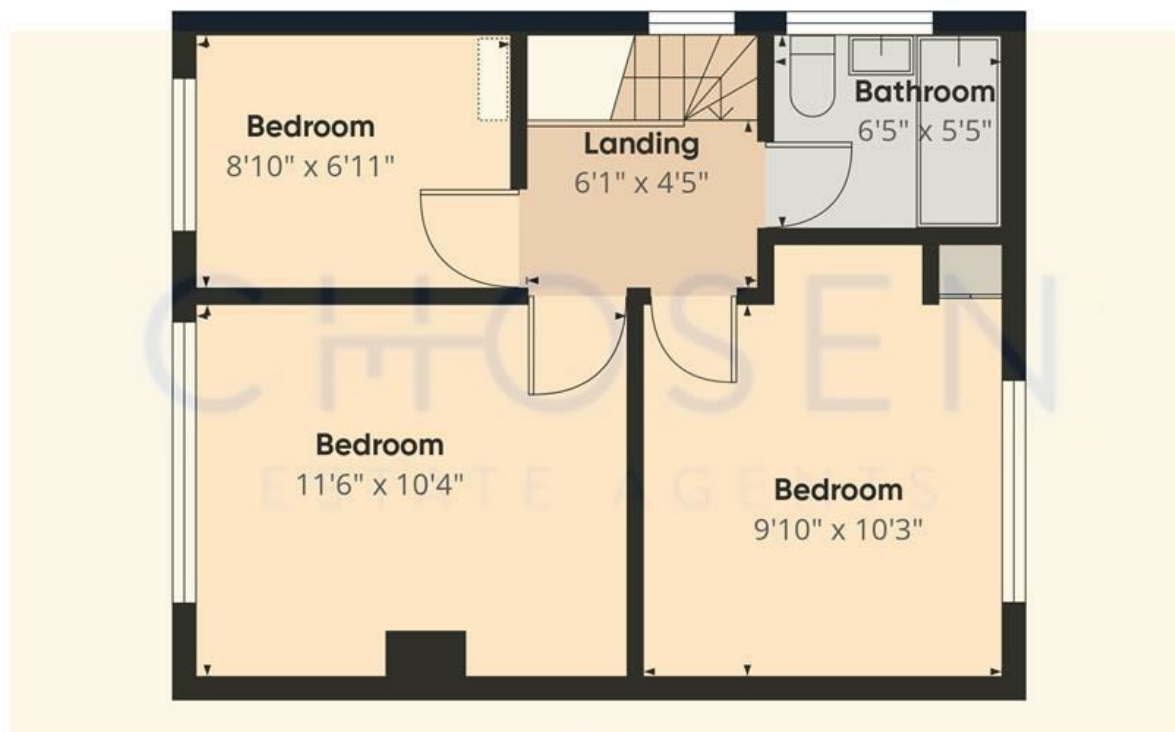








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
875 ft<sup>2</sup>

(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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