



4 The Nurseries, Churchdown, Gloucester, GL3 1PF

£315,000

CHOSEN  
ESTATE AGENTS



THE PROPERTY

Nestled in a peaceful cul-de-sac within the ever-popular Churchdown, this well-presented three-bedroom semi-detached home offers a smart and functional layout, ideal for modern family living.

Upon entering the property, you are greeted by a welcoming entrance hall with a convenient ground floor WC, perfect for guests and everyday use. From here, you step into a light-filled sitting room, a comfortable and relaxing space that leads seamlessly through to the rear of the property.

At the back of the home, the kitchen/diner offers a practical and sociable setting, complete with useful built-in storage and French doors opening onto the rear garden — ideal for indoor-outdoor living during the warmer months.

Upstairs, the accommodation continues to impress with a generous master bedroom featuring its own en-suite shower room. A second double bedroom benefits from built-in wardrobes, while the third bedroom provides an excellent option as a child’s room, home office, or guest room. These two rooms are served by a modern family bathroom.

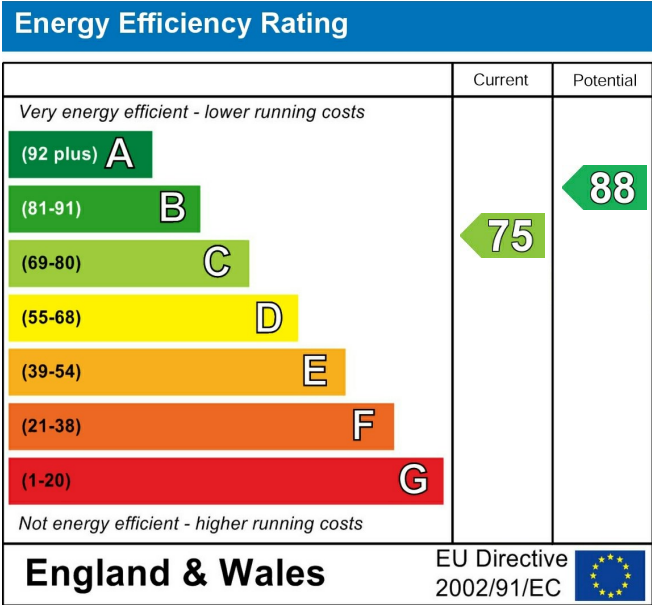
Externally, the property enjoys a private rear garden, as well as a garage and off-road parking for two vehicles, offering both convenience and practicality.

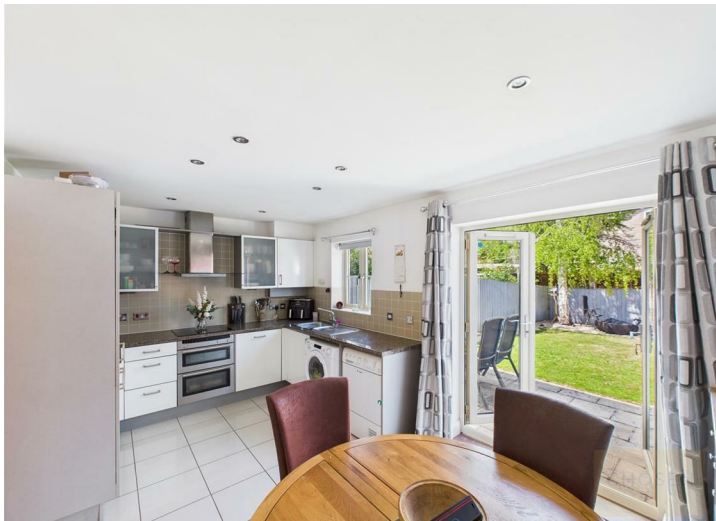
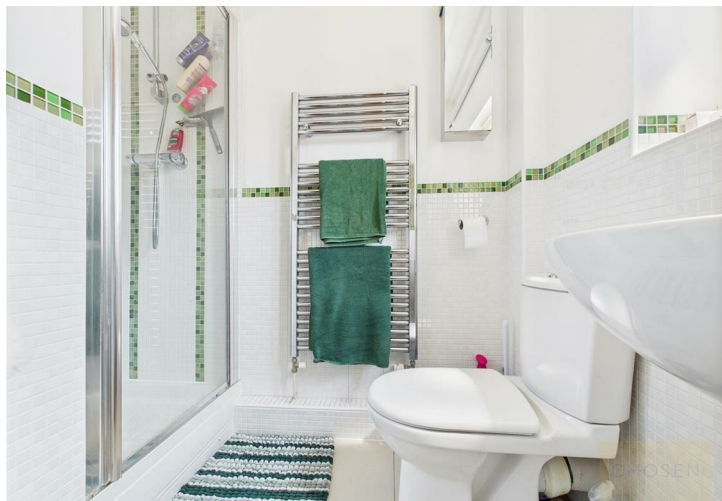
Well located for access to local schools, amenities, and transport links, this home presents a fantastic opportunity for buyers looking to move into a quiet and well-connected part of Churchdown.

Agents Note.  
Freehold  
EPC Rating: C75  
Tewkesbury Borough Council Tax Band: C  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

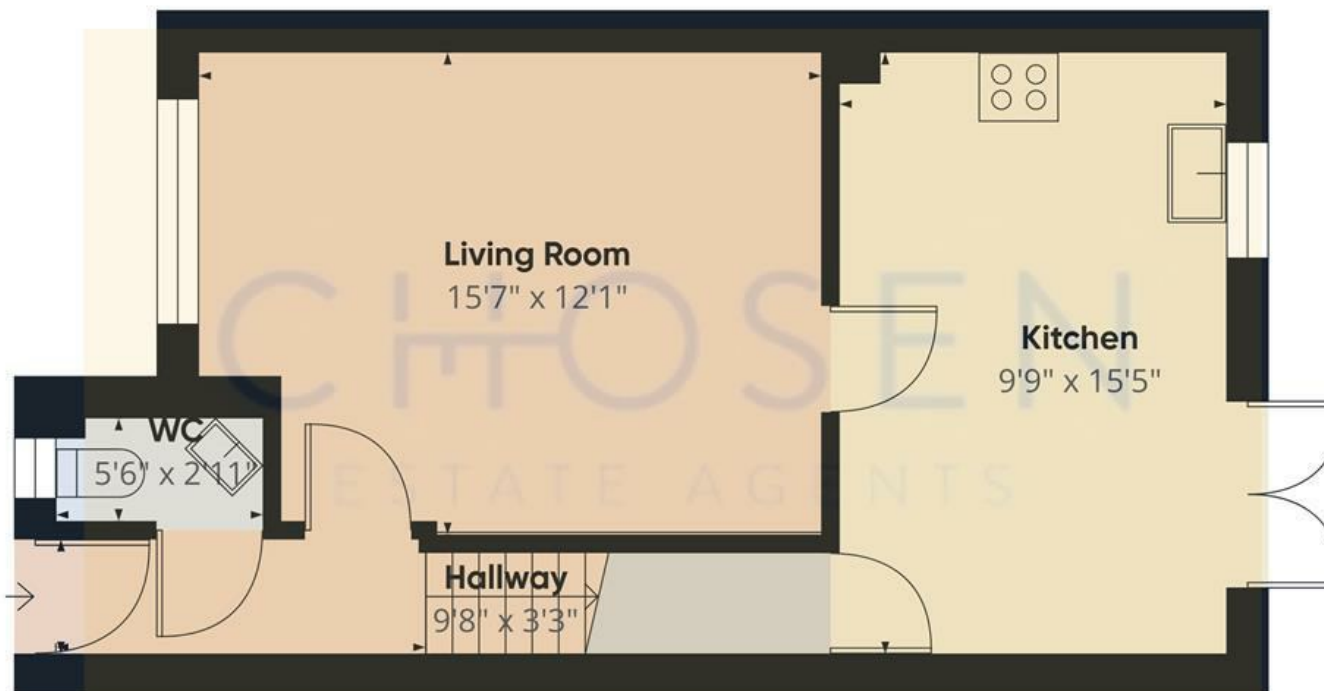
Flood Risk:  
Rivers & Sea: Very Low  
Surface Water: VLow

- Three Bedroom Semi-Detached Home
- Quiet Cul-De-Sac Location
- Garage And Driveway In Front Of Providing Off Road Parking For Two Vehicles
- Downstairs WC, En-Suite And Family Bathroom
- Enclosed Rear Garden
- EV Charge Point
- EPC Rating: C75
- Council Tax Band: C

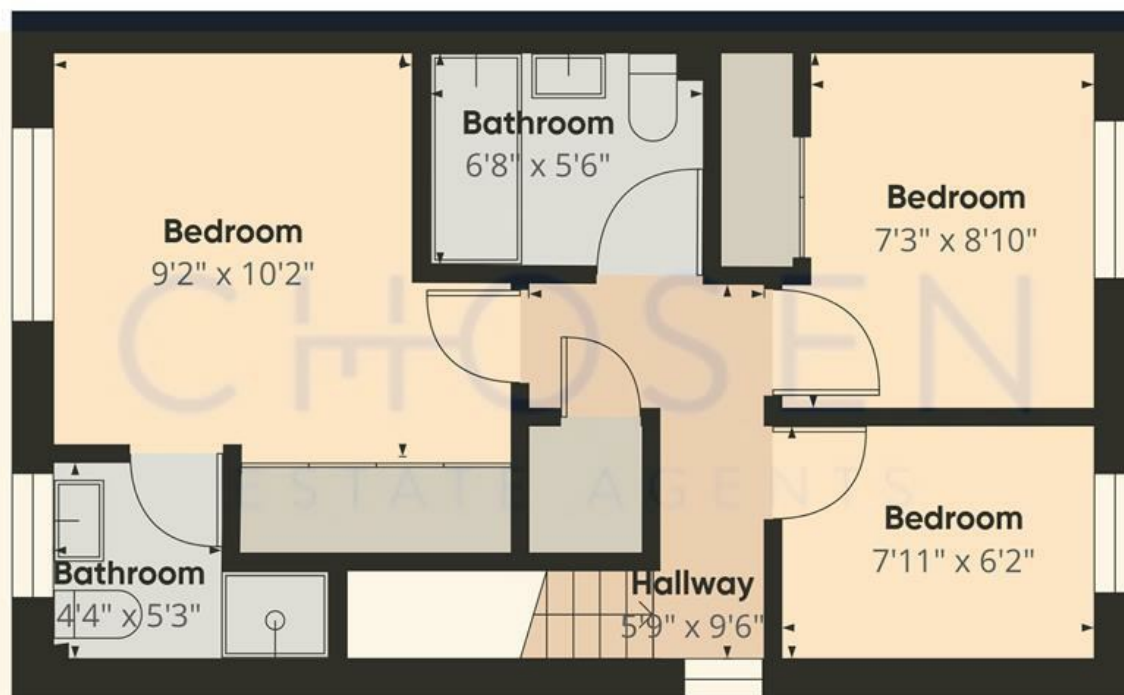








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
769 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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