



14 Holtham Avenue, Churchdown, Gloucester, GL3 2AS

£320,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled in the heart of the ever-popular parish of Churchdown, this beautifully presented and thoughtfully extended three-bedroom semi-detached home offers generous and versatile living space ideal for modern family life.

Upon entering the property, you are welcomed into a bright and inviting entrance hall leading to a well-proportioned sitting room — the perfect space to relax and unwind. Adjacent to the sitting room is a separate dining room, ideal for entertaining guests or enjoying family meals. A separate office space provides a quiet and functional area for home working or study.

The heart of the home lies in the rear extension, which houses a well-appointed kitchen. Fitted with contemporary units and integrated appliances, this space is flooded with natural light thanks to the stylish French doors that open directly onto the generous rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the property comprises two spacious double bedrooms, both benefiting from built-in wardrobes for ample storage, and a third single bedroom – perfect as a child’s room, nursery, or additional office space. A well-maintained family bathroom serves all three bedrooms.

Externally, the rear garden offers a tranquil retreat with plenty of space for outdoor entertaining, gardening, or play. A charming summer house adds further versatility and could be used as a studio, playroom, or relaxation space. To the front of the property, there is convenient off-road parking for two vehicles.

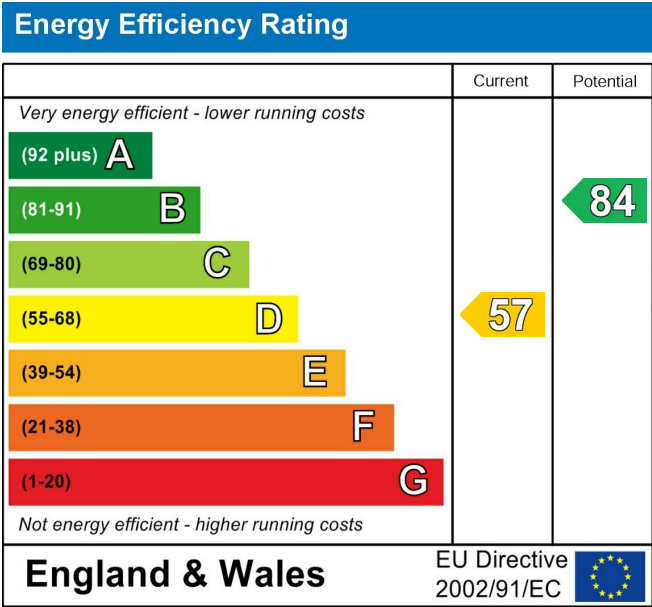
This wonderful home is situated within easy reach of local amenities, reputable schools, and excellent transport links, making it a superb choice for families and professionals alike.

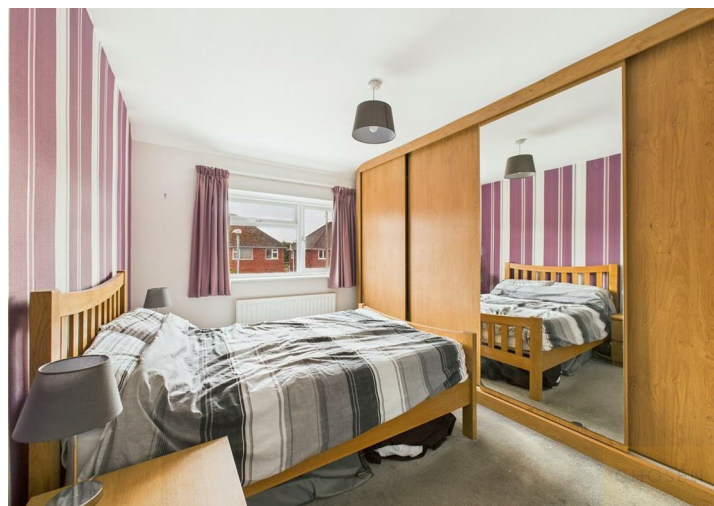
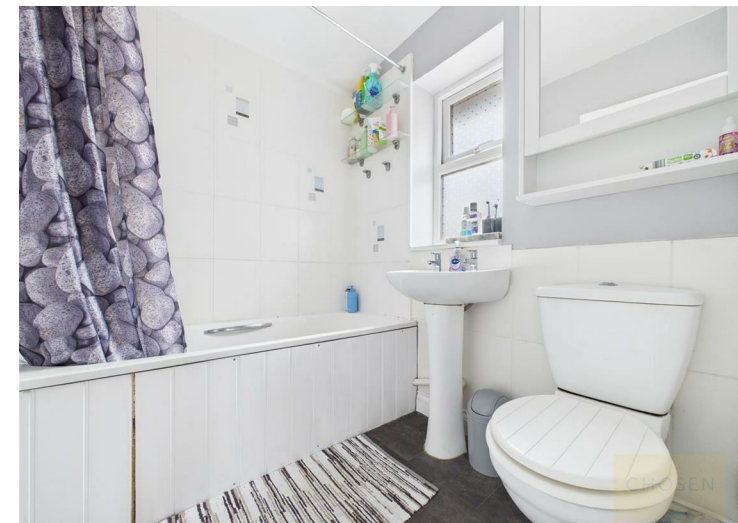
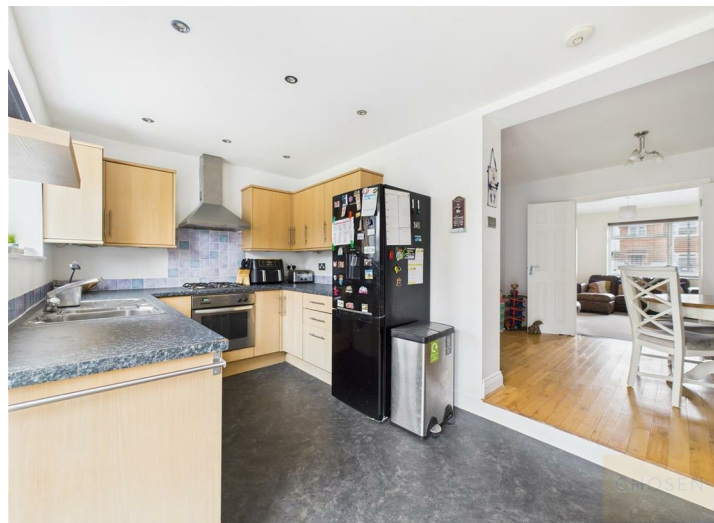
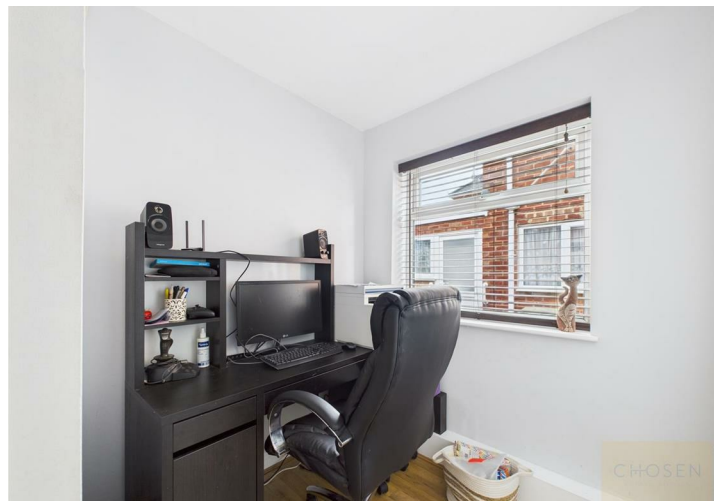
Agents Note.
Freehold
EPC Rating: D57
Tewkesbury Borough Council Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

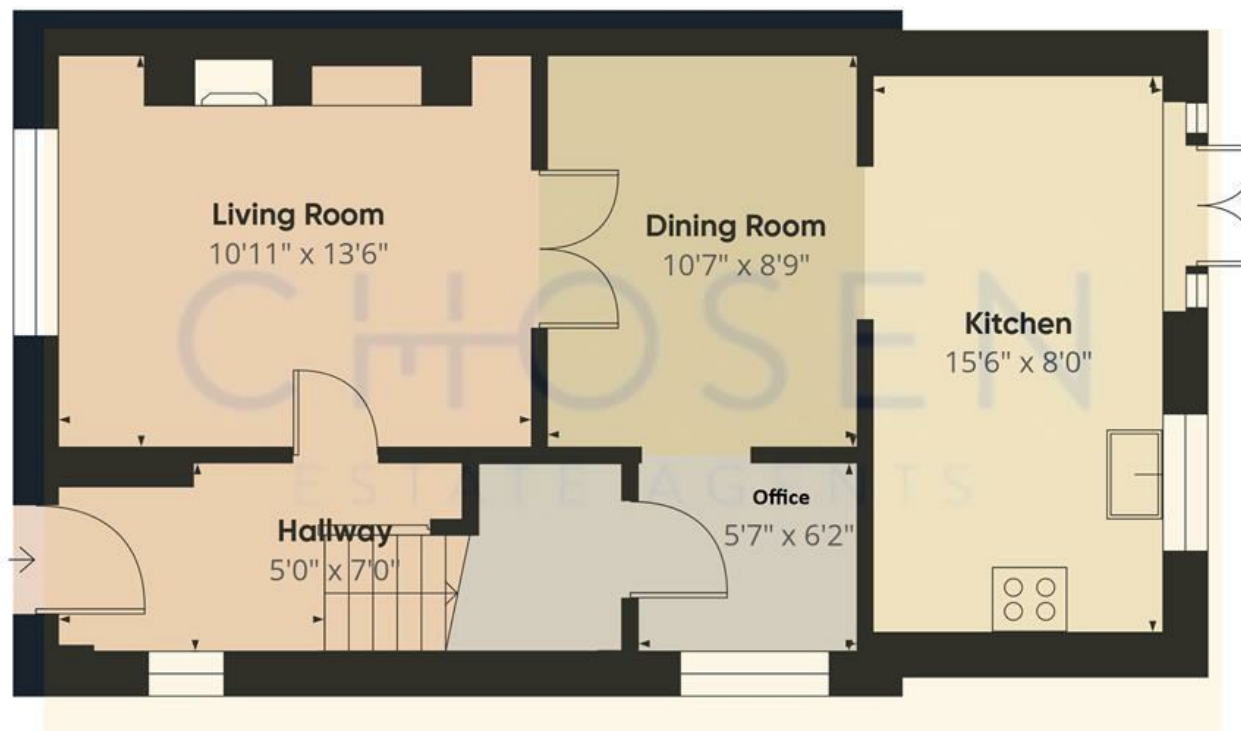
Flood Risk:
Rivers & Seas: Very Low
Surface Water: Very Low

2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk

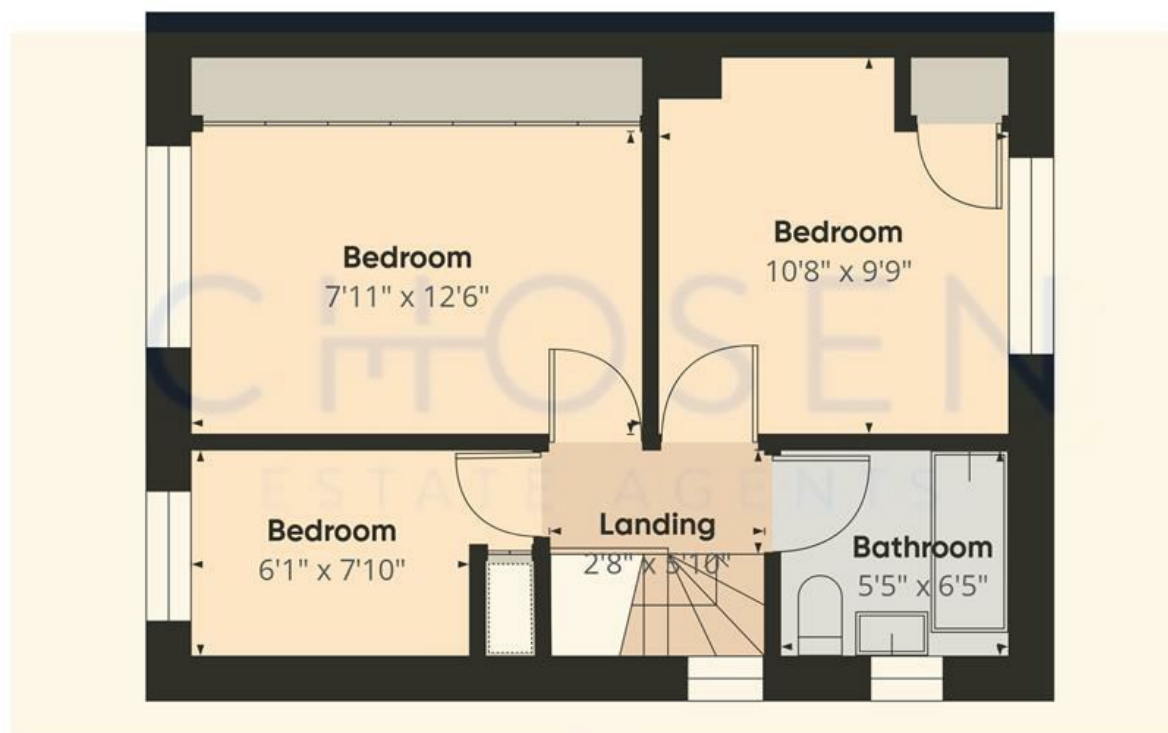
- Three Bedroom Semi-Detached Home
- Downstairs Office Space Perfect For Anyone Working From Home
- Popular Location Close To Local Amenities
- EPC Rating: D57
- Extended
- Open Plan Living
- Generous, Enclosed Rear Garden With Summer House
- Council Tax Band: C







Floor 0



Floor 1

Approximate total area⁽¹⁾
807 ft²

(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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