



1, Cavendish Avenue, Churchdown, Gloucester, Gloucestershire, GL3

ONLY  
£400,000

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

Chosen Estate Agents are delighted to be bringing this sizeable two/three bedroom detached bungalow to the market, positioned at the heart of the ever popular Churchdown Village!

The generous internal accommodation boasts a light and airy living room, kitchen, utility, dining room that could also be utilised as a third bedroom, two double bedrooms, and a modern shower room.

Externally, the front offers a low maintenance, graveled garden, driveway providing off road parking for multiple vehicles, and the garage with electric up and over door.

The stunning, mature rear garden really is the perfect space for any green fingered folk out there! With a lovely lawn, ample space to grow your own produce, and a picturesque seating area, it really completes the property.

Furthermore, there is a new boiler and the added benefit of solar panels.

If you are interested in arranging a viewing, please get in touch!

Agents Note.

Freehold

EPC Rating: B82

Tewkesbury Borough Council Band: D

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Solar panels are fixed at the property.

- Two Bedroom Detached Bungalow
- Popular Village Location
- Two Reception Rooms
- Beautifully Maintained Rear Garden
- No Through Road
- Garage And Driveway
- EPC: B82
- Council Tax Band: D

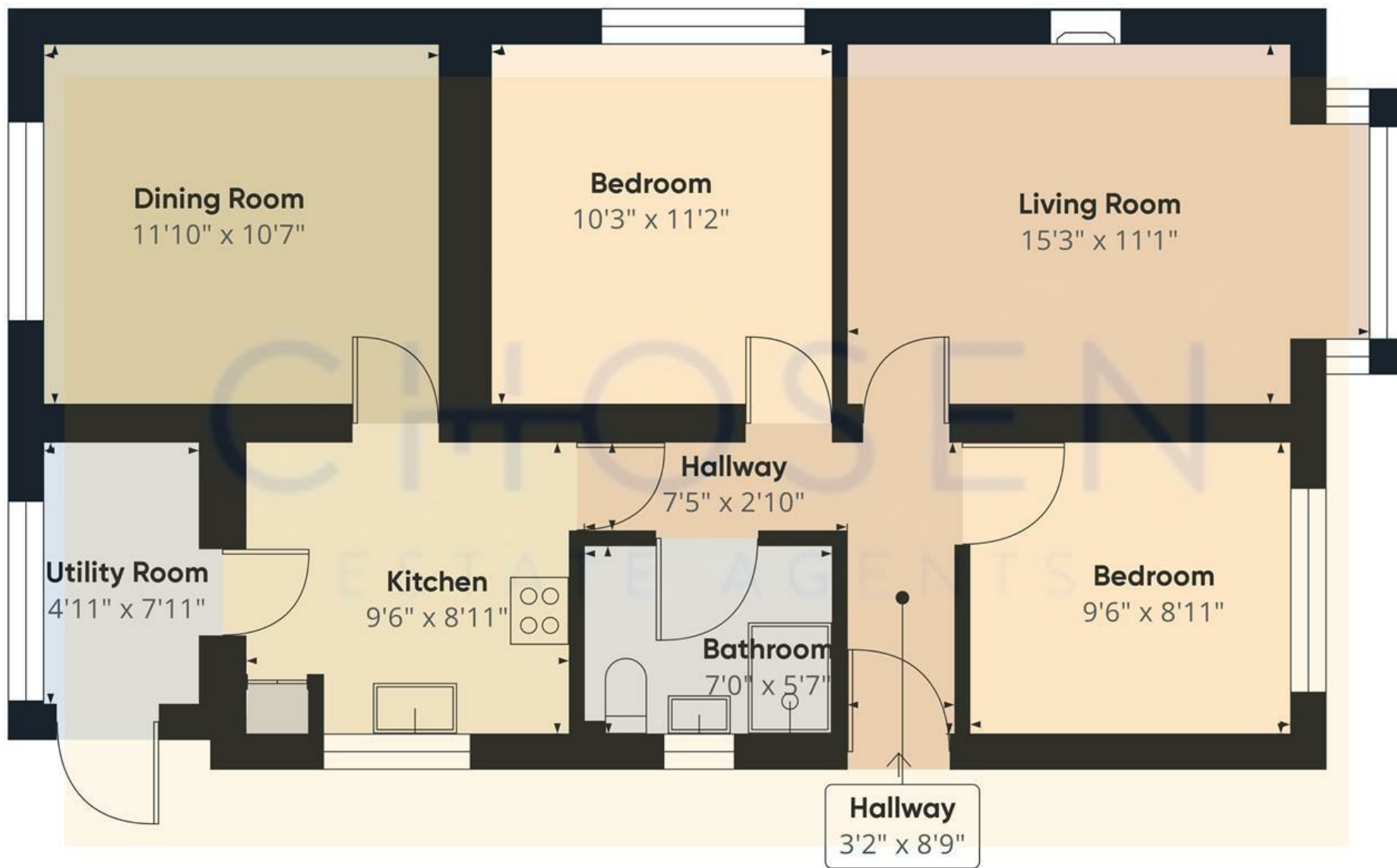
## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            | <b>82</b>                  | <b>87</b>                                                                             |
| (69-80) <b>C</b>                            |                            |                                                                                       |
| (55-68) <b>D</b>                            |                            |                                                                                       |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |









Approximate total area<sup>(1)</sup>  
714.93 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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