



Nevenda Parton Road, Churchdown, Gloucester, GL3 2JJ

£515,000

CHOSSEN  
ESTATE AGENTS

## THE PROPERTY

Situated on a peaceful no-through road on the outskirts of Churchdown village, this four-bedroom detached home presents an excellent opportunity for those seeking a family property with scope to add their own personal touch. The road itself is beautifully tree-lined, offering a tranquil approach and an attractive setting.

The ground floor comprises a welcoming hallway, a generously sized living room to the rear, and a separate dining room, both enjoying views of the garden. The kitchen is conveniently positioned adjacent to the dining room and offers the potential for modernisation or reconfiguration to create an open-plan family space, if desired. A useful guest WC is also located on this level, along with direct internal access to a substantial double garage, providing excellent storage and parking options.

Upstairs, the property offers four well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite bathroom. The remaining bedrooms are served by a family bathroom, ensuring practicality for a growing household.

Externally, the property boasts a private garden that offers plenty of scope for landscaping and outdoor entertaining, further enhancing the appeal as a long-term family home.

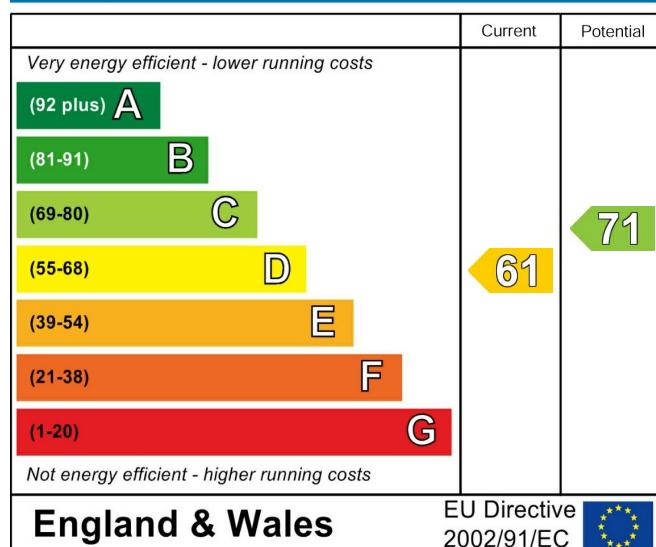
While the property does require some updating and modernisation, it offers a superb foundation with versatile living space, generous proportions, and a desirable setting in one of Churchdown's most sought-after locations.

Agents Note  
Freehold  
EPC Rating: D61  
Tewkesbury Borough Council Band: E  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

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

- Detached Family Home
- Located On A Quiet No-Through Road
- Large Double Garage
- EPC Rating: D61
- Four Bedrooms
- Spacious Living Room And Separate Dining Room
- Scope For Modernisation And Improvement
- Council Tax Band: E

### Energy Efficiency Rating







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

1209 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.