



26, Yew Tree Way, Churchdown, Gloucester, GL3 2SU

£275,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Spacious Three-Bedroom End of Terrace Home on a Generous Corner Plot!

Positioned on a desirable corner plot, this well-presented three-bedroom end of terrace property offers a fantastic combination of generous living space, a large rear garden, and a convenient location.

The ground floor features a welcoming hallway, a bright and spacious living room with direct access to the garden, a modern kitchen, and a practical laundry room. There is also a downstairs WC for added convenience.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom, providing plenty of room for families or those in need of extra space.

One of the standout features of this property is the impressive rear garden – ideal for outdoor entertaining, children's play, or simply enjoying the sunshine.

Situated in a popular residential area, the home is close to local amenities, schools, parks, and excellent transport links, making it perfect for both families and commuters alike.

Agents Note.

Freehold

EPC Rating: C69

Tewkesbury Borough Council Band: B

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

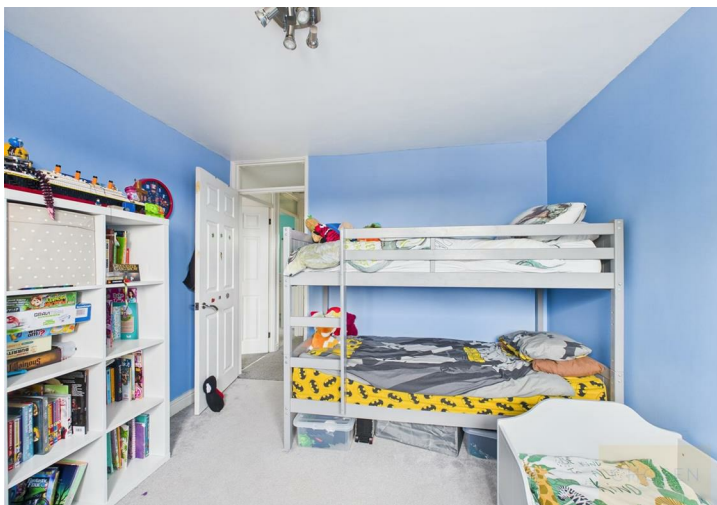
Rivers & Seas: Very Low

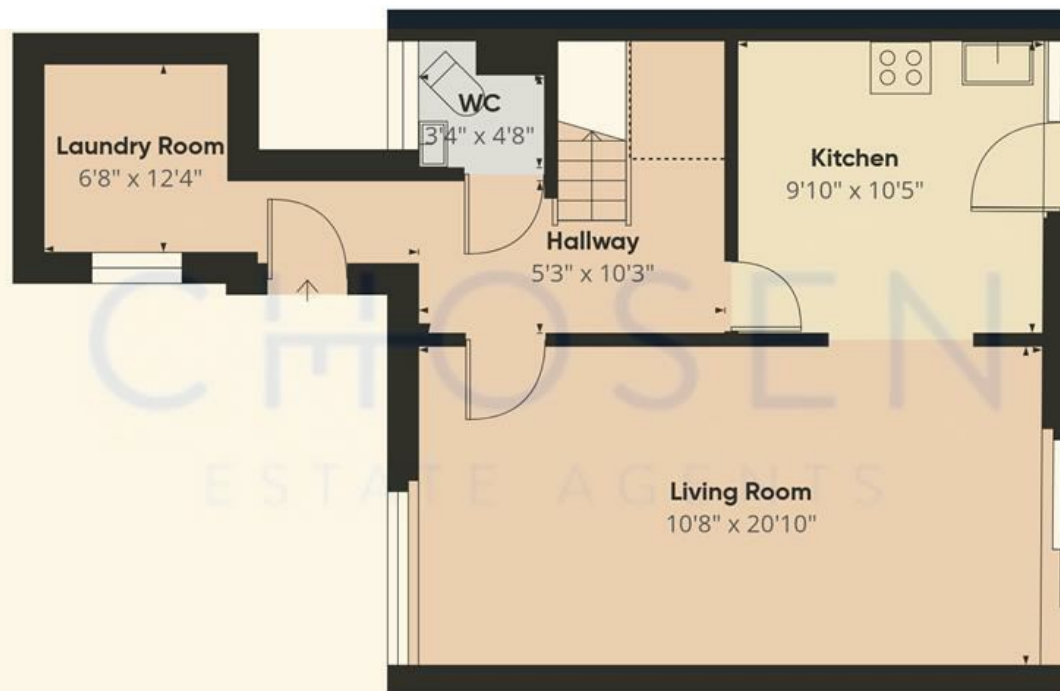
Surface Water: Very Low

- Three Bedroom End • Corner Plot Terrace
- Large Rear Garden • Convenient Location Close To Local Shops And Schools
- Three Double Bedrooms • Downstairs WC And Upstairs Bathroom
- EPC Rating: C69 • Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Floor 0



Floor 1

Approximate total area⁽¹⁾

876 ft²

Reduced headroom

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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

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