



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

£260,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Chosen Estate Agents are delighted to present this well-proportioned three-bedroom mid-terrace property, ideally located in the popular Churchdown and offered to the market with no onward chain.

The property offers spacious and flexible accommodation throughout, beginning with a welcoming entrance hallway leading to a bright and modern open-plan kitchen/living area. The contemporary kitchen is fitted with sleek white cabinetry, and a vibrant green splashback, opening seamlessly into a generous living/dining space – perfect for entertaining or family living. There is also a separate office on the ground floor, ideal for working from home, along with a useful downstairs WC.

Upstairs, the property features three well-sized bedrooms and a family bathroom. The layout offers excellent space for families or first-time buyers alike.

Outside, the property boasts a private rear garden with decking, lawn, and a useful storage shed – providing a lovely space for relaxation or outdoor dining.

Further benefits include gas central heating, double glazing, and offered with no onward chain, making this home ready for immediate occupation.

Agents Note.

Freehold
EPC Rating: D65
Tewkesbury Borough Council Band: B
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

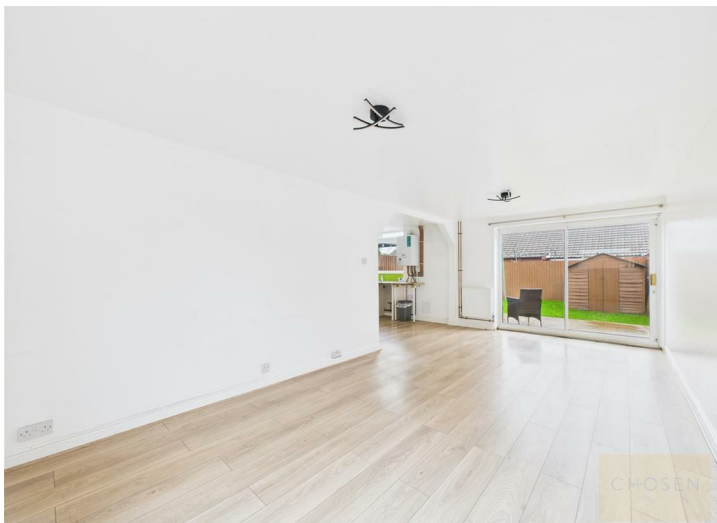
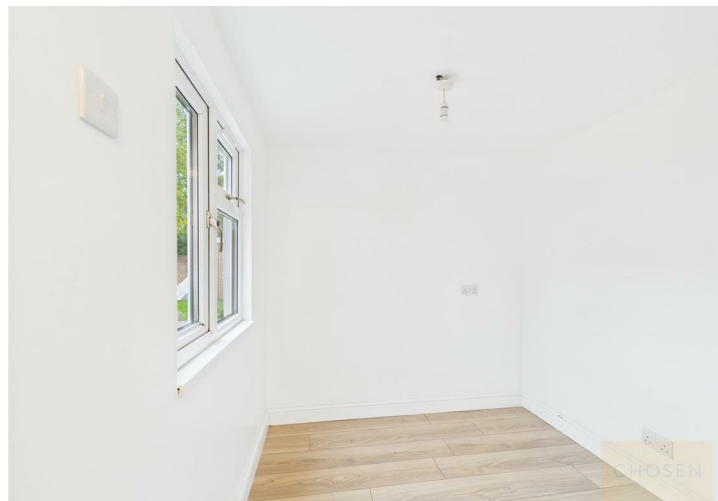
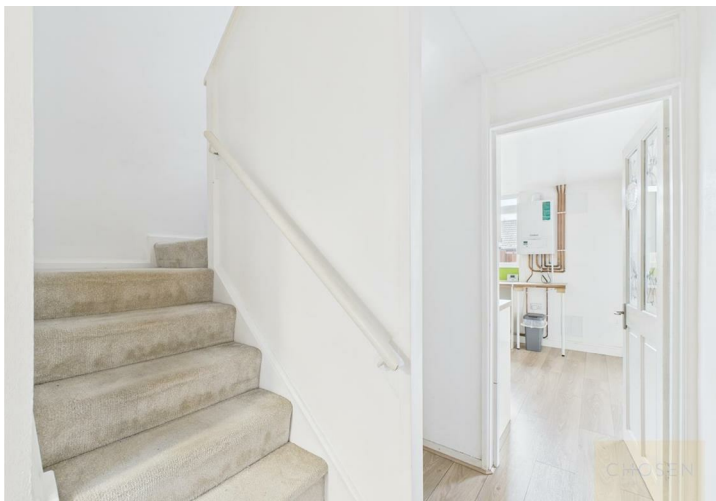
Flood Risk:

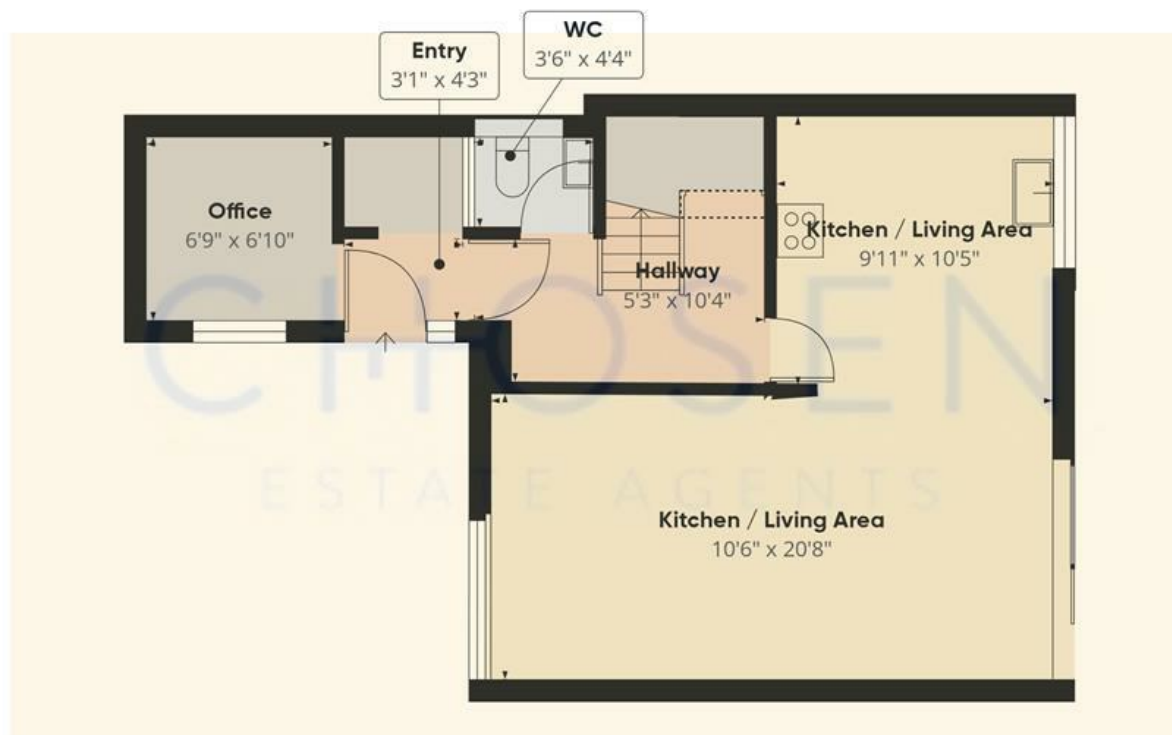
Rivers & Seas: Very Low
Surface Water: Very Low

- Generous Three Bedroom Home
- No Onward Chain
- Separate Office Space
- EPC Rating: D65
- Open Plan Living
- Enclosed Rear Garden
- Downstairs WC And Upstairs Bathroom
- Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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^m

890 ft²

Reduced headroom

3 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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