



61 Melville Road

Churchdown, Gloucester, GL3 2RE

£310,000



Situated within a popular residential area of Churchdown, this beautifully presented three-bedroom semi-detached home has been thoughtfully improved by the current owners and is offered to the market with no onward chain, making it an ideal purchase for first-time buyers or growing families.

The ground floor offers a welcoming entrance hall, a bright and comfortable living room, and a spacious dining room with French doors opening onto the rear garden. The recently fitted modern kitchen provides a stylish and practical space, complemented by a convenient downstairs WC. The property has been redecorated throughout creating a fresh and contemporary feel ready for its next owners to move straight into.

Upstairs, the home boasts three well-proportioned bedrooms along with a family bathroom.

Externally, the property benefits from a generous rear garden that has been landscaped to provide an attractive and versatile outdoor space. To the front, there is off-road parking for multiple vehicles.



Entrance Hallway

Approached via a double glazed front door, with laminate flooring, radiator, power points, and recessed downlights. Stairs lead to the first floor, with doors providing access to the cloakroom, lounge, dining room, and kitchen.

Cloakroom

UPVC frosted double glazed window to the side, low-level WC, and pedestal wash hand basin, with partly tiled walls and a recessed downlight.

Lounge

UPVC double glazed windows to the front, television point, radiator, power points, and recessed downlights.

Kitchen

UPVC double glazed windows to the rear and UPVC double glazed door to the side. The modern fitted kitchen comprises eye and base level units with roll-edge worktops, sink/drain, electric double oven with separate induction hob and extractor hood, built-in fridge/freezer, dishwasher, and washing machine. Further features include partly tiled walls and recessed downlights.

Dining Room

UPVC double glazed French doors to the rear, radiator, laminate flooring, power points, and recessed downlights.

First Floor Landing

UPVC double glazed window to the side, access to the loft housing the combination boiler, useful storage cupboard, and doors leading to all bedrooms and the family bathroom. Further benefits include a recessed downlight.

Bedroom 1

UPVC double glazed windows to the front, radiator, power points, built-in wardrobes, and recessed downlights.

Bedroom 2

UPVC double glazed windows to rear, radiator, power points.

Bedroom 3

Upvc double glazed windows to rear, radiator, power points.

Bathroom

UPVC double glazed windows to the side, with a white suite comprising a panelled bath with shower over, low-level WC, and pedestal wash hand basin. Further features include partly tiled walls and recessed downlights.

Rear Garden

An enclosed garden, partly paved and partly laid to stone, with an additional area laid to lawn. Further benefits include a cold water tap.

Lean To

Accessed via door, storage.

Tenure

Freehold.

Services

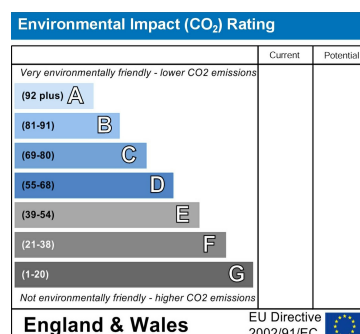
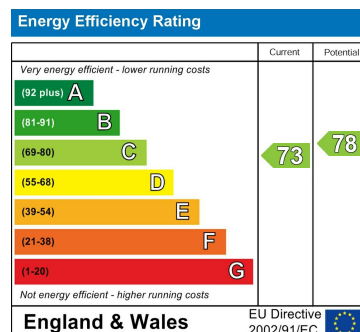
Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band B

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

