



6 Sunderland Court, Churchdown, Gloucester, GL3 2TT

£230,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Situated within a quiet cul-de-sac on the edge of Churchdown Village, this two-bedroom mid-terrace property presents an excellent opportunity for first-time buyers and investors alike. Offering well-proportioned accommodation and plenty of scope to personalise, the home provides a great chance to add your own stamp.

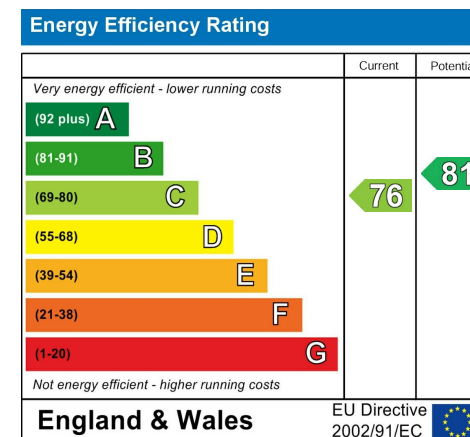
The property is entered via the front door into the kitchen, which is positioned at the front of the home. The kitchen offers a practical range of units, worktop space and room for appliances, with potential for updating to suit individual tastes. To the rear of the ground floor, the living room provides a comfortable and spacious area for relaxing and entertaining, with space for dining and access to the rear garden.

Upstairs, the first floor comprises two bedrooms, including a generous main bedroom and a second bedroom ideal for guests, a nursery or home office. A family bathroom is also located on this level, along with a central landing.

Externally, the property benefits from a private rear garden, offering a pleasant outdoor space with scope for landscaping or improvement. The cul-de-sac setting ensures a peaceful position with minimal passing traffic, while still being conveniently located for local amenities, schools and transport links.

This property represents an ideal first purchase or investment opportunity, with the added benefit of potential for cosmetic modernisation to create a home tailored to personal preference.

- Two-bed mid-terrace home
- Cul-de-sac location
- No onward chain
- EPC Rating - C76
- Edge of Churchdown Village
- Off road parking for two
- Ideal first buy or investment
- Council Tax Band - B



### Agents Note

Freehold

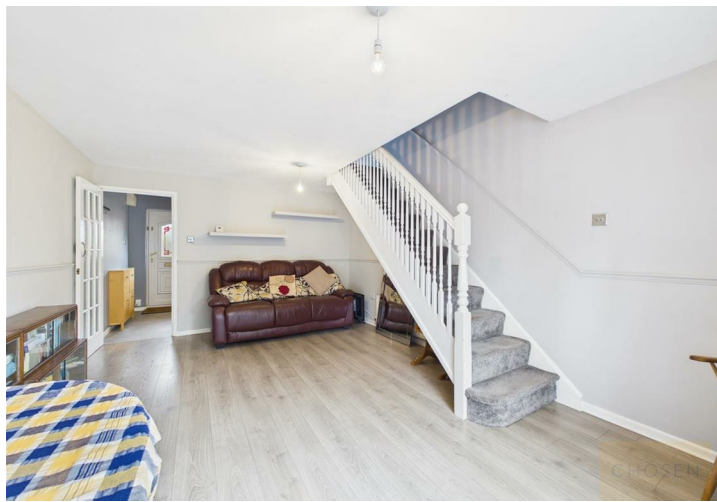
EPC Rating: C76

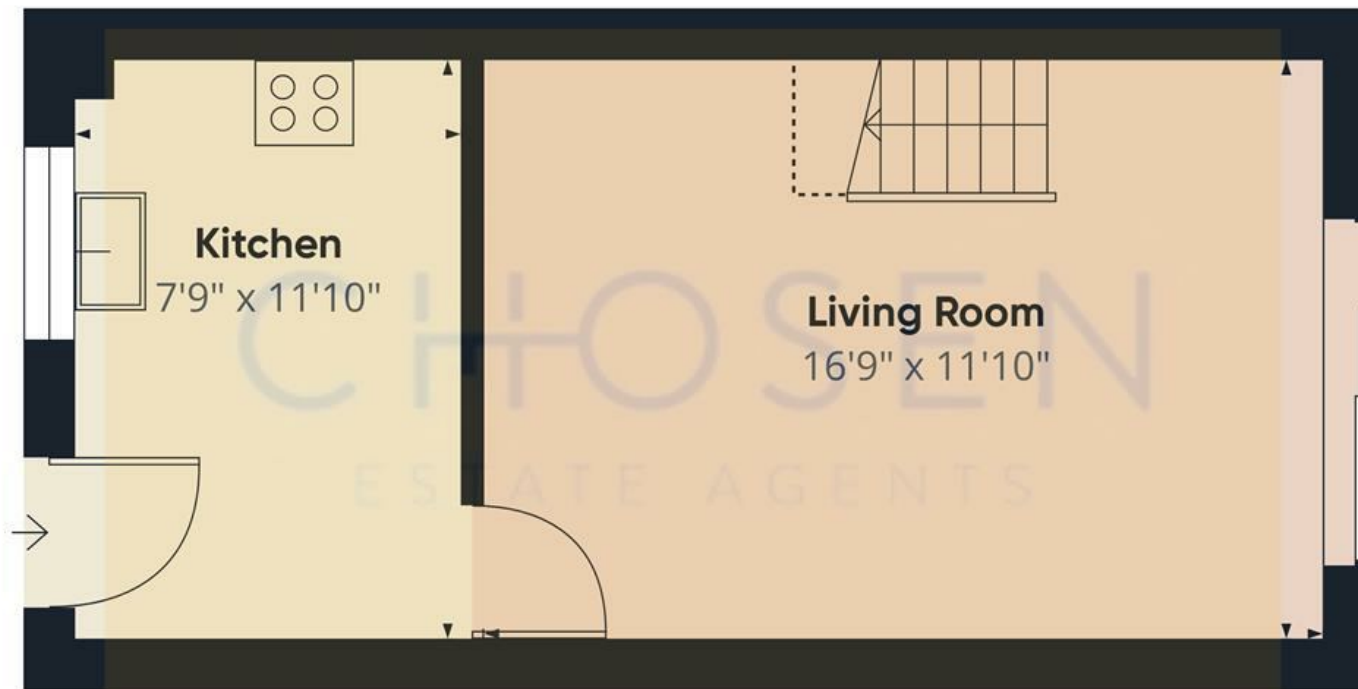
Tewkesbury Borough Council Band: B

Mains Gas, Electric and Water are connected.

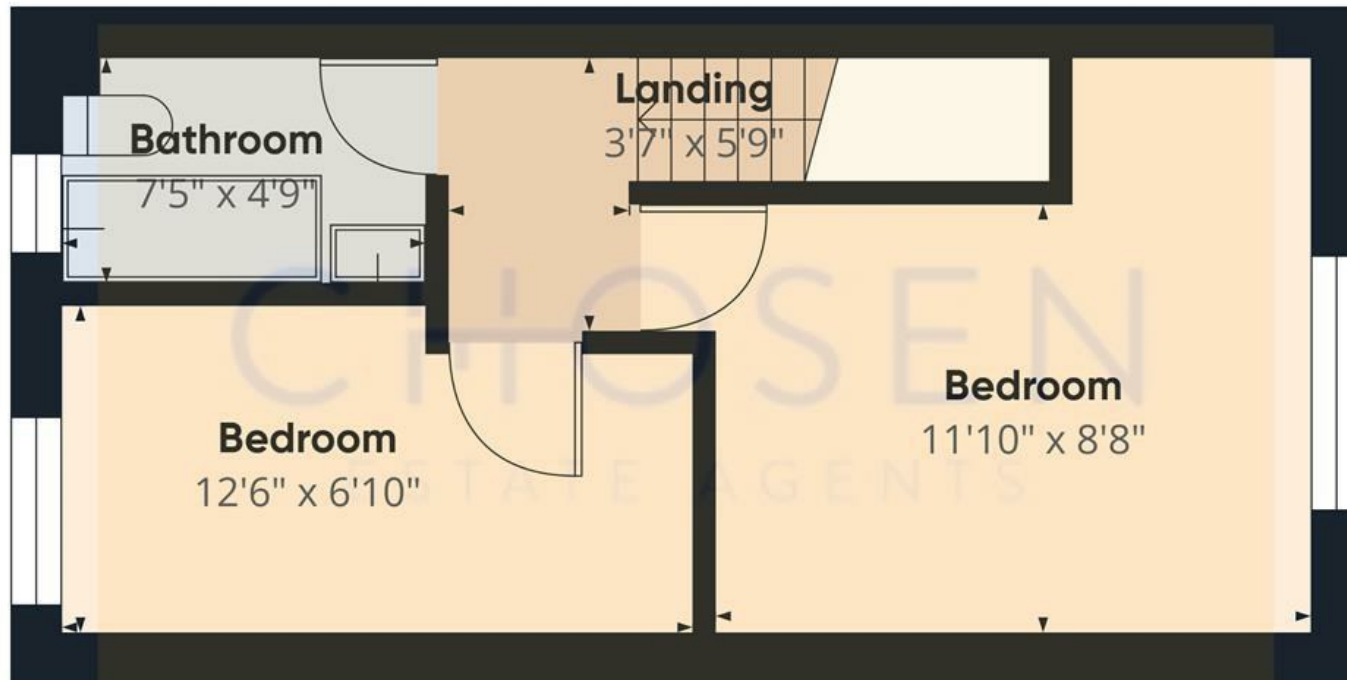
Fibre Broadband is available in the area.

Flood Risk - Very Low





Floor 0



Floor 1



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

557 ft<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

(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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