



66 Thespian Road

Churchdown, Gloucester, GL3 1GJ

£295,000



Murdock & Wasley Estate Agents are delighted to bring to the open market this superbly presented two-bedroom end-of-terrace home, situated on a highly sought-after development close to outstanding schools, excellent transport links, and a wide range of local amenities.

Built by Bellway Homes in 2023, this impressive property has been significantly enhanced by the current owner, including the installation of a stylish newly fitted kitchen and a beautifully landscaped rear garden. The accommodation also benefits from a spacious principal bedroom with en-suite shower room, as well as a generous driveway providing off-road parking to the side of the property.

Beautifully presented throughout, this fantastic home is ideally suited to first-time buyers, young professionals, or those looking to downsize. Early viewing is highly recommended.



Entrance Hall

Accessed via composite double glazed door, power points, radiator, stairs to first floor landing. Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin, radiator, front aspect upvc double glazed window.

Kitchen

Range of base, wall and drawer mounted units, Dekton worksurfaces, sink unit with mixer tap over. Appliance points, power points, Neff oven/ grill with four ring gas hob and extractor hood over. Integral fridge/ freezer, microwave, washing machine and dishwasher. Ideal gas fired combination boiler. Partly tiled walls, front aspect upvc double glazed window.

Lounge/ Diner

Tv point, telephone point, power points, radiator, understairs storage cupboard, space for dining table, rear aspect upvc double glazed French doors.

Landing

Power points, side aspect upvc double glazed window, access to loft space. Doors lead off:

Bedroom One

Tv point, telephone point, power points, radiator, rear aspect upvc double glazed window. Door to:

En-Suite

Suite comprising double step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin with mixer tap over. Heated towel rail, fully tiled walls, tiled flooring, inset ceiling spotlights.

Bedroom Two

Power points, radiator, built in wardrobes, door to storage cupboard, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath, low level wc, pedestal wash hand basin with mixer tap over. Heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights.

Outside

To the side of the property is a private driveway suitable for the off road parking of two vehicles. A wooden gate provides convenient side access to the rear garden.

The landscaped rear garden has been thoughtfully designed to create a stylish yet low-maintenance outdoor space. A generous paved patio provides the perfect setting for al fresco dining and entertaining, while the well-maintained lawn is complemented by attractive, well-stocked flower and shrub borders. Further benefits include an outside tap and timber shed.

Tenure & Charges

Freehold

Estate Mgmt Charge of circa £95.00 per annum

Local Authority

Tewkesbury Borough Council
Council Tax Band: B

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

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