

TG

SALES & LETTINGS



Southfield Court, Churchdown, Gloucester Gloucestershire GL3 2ED

£325,000

- Three-bedrooms
- Kitchen/dining room
- Ensuite
- Garage
- Gas Central Heating
- No Onward Chain

The Property

TG Sales are delighted to offer for sale this spacious and well-presented three-bedroom mid-terraced family home, situated in a popular residential area of Churchdown. Offering well-proportioned accommodation throughout, this lovely property is perfectly suited to growing families, first-time buyers or those looking for a comfortable and versatile home.

Upon entering the property, you are welcomed into an entrance hallway with a convenient downstairs cloakroom. The generously sized living room provides a comfortable and inviting space to relax and unwind. To the rear of the property, the kitchen/dining room offers an excellent range of fitted cupboards, ample worktop space and plenty of room for a family dining table, creating a practical and sociable space for everyday living. There is also convenient access to the garage from this area.

Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom is a spacious double, benefiting from fitted wardrobes and its own en-suite shower room. The second bedroom is another generous double, while the third bedroom is a good-sized single, ideal as a child's bedroom, nursery or home office. A family bathroom completes the first-floor accommodation.

Outside, the enclosed rear garden offers a lovely space to enjoy the warmer months, with a patio area perfect for outdoor dining, a lawn, and established borders that add greenery and character.

Available with NO ONWARD CHAIN.



Situation

Churchdown is a highly sought-after village in Gloucestershire, offering an excellent quality of life for families and professionals. The area boasts a range of amenities, including local shops, cafes, bars, doctors surgery/chemists and community facilities, as well as outstanding schools. Surrounded by beautiful countryside, residents can enjoy scenic walks, parks, and outdoor activities. With easy access to Gloucester, Cheltenham, and major transport links, Churchdown combines village charm with modern convenience, making it an ideal place to live.

Directions

SATNAV postcode GL3 2ED

Tenure Freehold

Local Authority Tewkesbury

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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