

40 Albemarle Road, Churchdown, Gloucester, GL3 2HG

£210,000

CHOSEN
ESTATE AGENTS



THE PROPERTY

CASH PURCHASERS ONLY – POTENTIAL SUBSIDENCE. THE SELLER IS CURRENTLY IN DISCUSSIONS WITH THEIR INSURER REGARDING THE ISSUE.

Two Bedroom End of Terrace Home | Churchdown Village | No Onward Chain | Generous Rear Garden

Situated in the heart of the ever-popular Churchdown Village, this two-bedroom end of terrace home offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Benefitting from no onward chain, the property is ready for its next owner to move straight in or put their own stamp on.

The ground floor comprises a welcoming entrance hallway leading through to a spacious living room, ideal for relaxing or entertaining. To the rear, the kitchen offers a practical layout with access out to the downstairs shower room, and the rear garden.

Upstairs, the property features two well-proportioned bedrooms, both offering good natural light, and benefitting from useful eave storage.

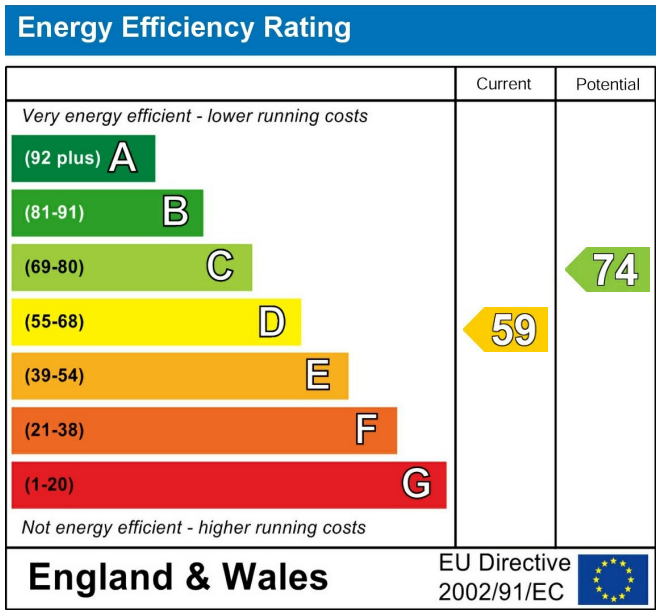
Externally, the home truly stands out with its extensive rear garden. The outdoor space includes a patio area perfect for seating and al fresco dining, leading onto a generous lawn bordered by mature trees and shrubs, providing both privacy and excellent potential for landscaping or extension (subject to planning). To the front, there is a pleasant garden area enhancing the property's kerb appeal.

Further benefits include its end-of-terrace position, offering additional privacy and side access, as well as its convenient location close to local amenities, schools, and transport links within Churchdown Village.

Agents Note.
Freehold
EPC Rating: D59
Tewkesbury Borough Council Tax Band: B
Mains Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk:
Rivers & Seas: Very low
Surface Water: Very Low

- Two Double Bedrooms
- End Terrace Home
- No Onward Chain
- Extensive Rear Garden
- Popular Churchdown Village Location
- Opportunity To Put Your Own Stamp On
- EPC Rating: D59
- Council Tax Band: B

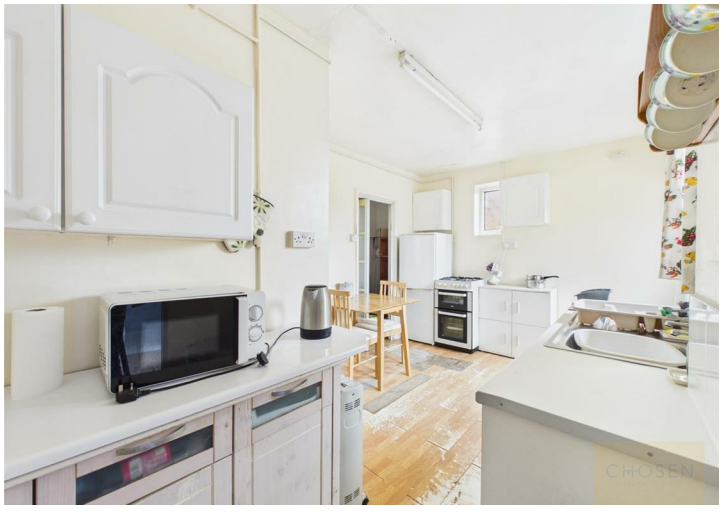


2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk

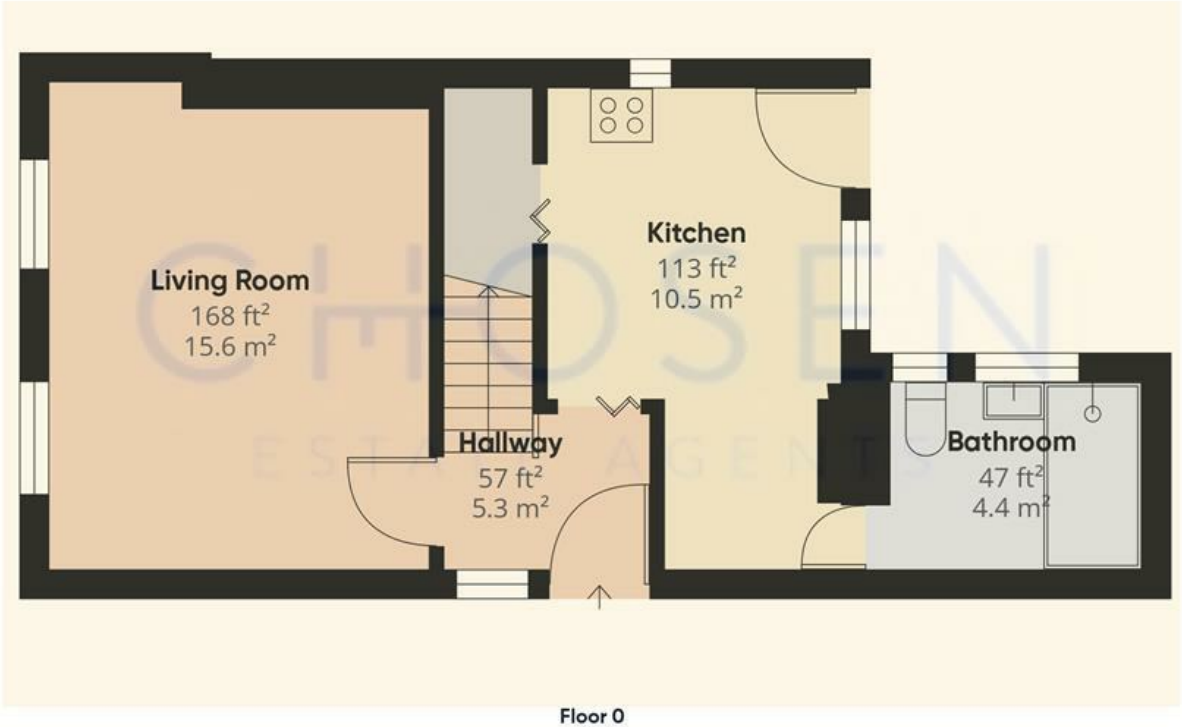




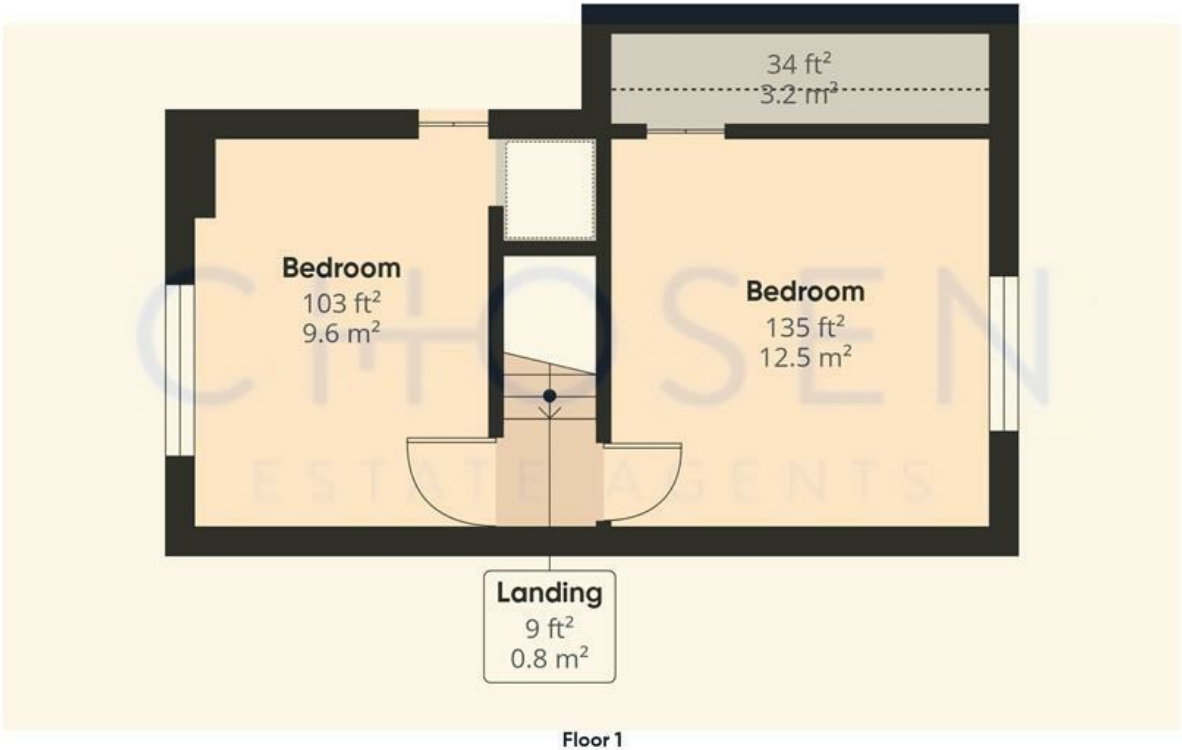








Floor 0



Floor 1

N E W S

Approximate total area(1)

666 ft²

61.9 m²

Reduced headroom

18 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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