



1 St. Andrews Green, Churchdown, Gloucester, GL3 2RQ

£149,950

CHOSEN
ESTATE AGENTS

THE PROPERTY

Two Bedroom Ground Floor Apartment With Private Garden & Parking – No Onward Chain!

Offered to the market with no onward chain, this well-presented two bedroom ground floor apartment provides spacious accommodation throughout alongside the rare benefit of a generous private rear garden and off-road parking space.

The accommodation briefly comprises an entrance hallway leading through to a spacious living room, kitchen, two well-proportioned double bedrooms and a family bathroom. Both bedrooms offer excellent space for furnishings, making the property ideal for first-time buyers, downsizers or investors alike.

Externally, the property further benefits from a sizeable enclosed rear garden (not communal), mainly laid to lawn with additional gravelled areas, offering excellent outdoor space for entertaining or relaxing. There is also the advantage of an off-road parking space to the rear.

Conveniently positioned close to local amenities, transport links and commuter routes, this apartment presents an excellent opportunity for buyers seeking ground floor living with outdoor space.

Agents Note.
Leasehold.
EPC Rating: TBC
Tewkesbury Borough Council Tax Band: A
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

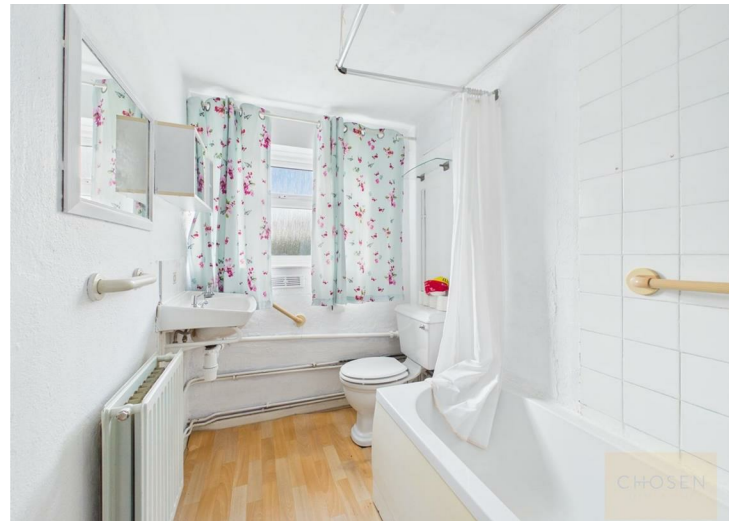
Flood Risk:
Very Low

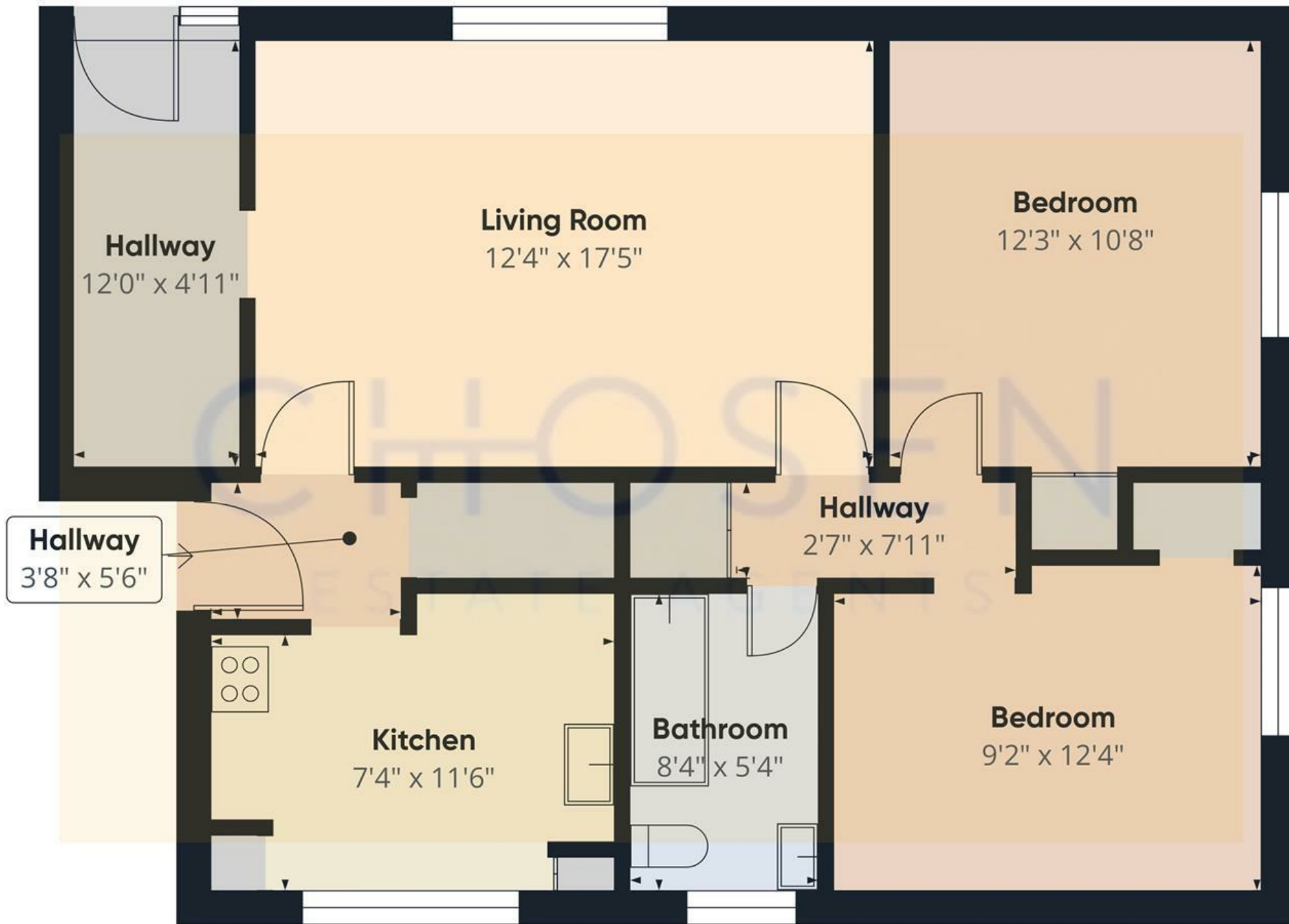
Lease length - 125 years from 1988 - 86 years remaining
Annual service charge - £688.98 (includes ground rent and buildings insurance)

- Two Bedroom Apartment
- Enclosed Rear Garden (Not Communal)
- In Need Of Modernisation Throughout
- EPC Rating: C74
- No Onward Chain
- Off Road Parking Space
- Ground Floor
- Council Tax Band: A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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	





Approximate total area⁽¹⁾
732 ft²

(1) Excluding balconies and terraces

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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