



## 6 Barnes Wallis Way

Churchdown, Gloucester, GL3 2TR

**Offers over £350,000**



Murdock and Wasley are proud to present this well-presented two-bedroom detached bungalow situated in the highly sought-after Barnes Wallis Way area of Churchdown, offering spacious and versatile accommodation, a garage, and excellent access to local amenities and transport links.

The bungalow comprises of kitchen, WC, lounge diner, bathroom, two bedrooms and conservatory.

Externally, the property benefits from a private driveway providing off-road parking and access to the garage, together with enclosed gardens offering a pleasant outdoor space to enjoy.

Located in the popular village of Churchdown, the property is conveniently positioned for nearby shops, bus routes, schools, and excellent road connections to Gloucester, Cheltenham, and the M5 motorway.

Early viewing is highly recommended to appreciate all this property has to offer.



**Entrance Hall**

Accessed via upvc double glazed door, radiator, doors leading to:

**Lounge Diner**

Power points, TV point, radiator, gas fireplace, side and front aspect upvc double glazed windows.

**Kitchen**

Range of wall, base and drawer mounted units, sink unit with drainer and separate taps above,. Power points, appliance points, Oven with four ring gas hob, space for washing machine, space for fridge freezer, partly tiled walls, door leading to outside, front aspect upvc double glazed window.

**Bedroom One**

Power points, radiator, rear aspect upvc double glazed window.

**Bedroom Two**

Power points, radiator, upvc double glazed french doors leading to conservatory.

**Bathroom**

Suite comprising panelled bath with shower off the mains over, low level WC, pedestal hand wash basin, built in storage cupboard, partly tiled walls, side aspect frosted upvc double glazed window.

**WC**

Low level wc, hand wash basin with separate taps over, radiator, side aspect frosted upvc double glazed window.

**Conservatory**

Power points, radiator, upvc double glazed windows, upvc double glazed french doors leading to rear garden,

**Outside**

The property enjoys a well-maintained and private outdoor space, designed for ease of upkeep and year-round enjoyment. To the front, a generous driveway provides ample off-street parking and leads to the detached garage, this is an extended length garage providing space for workshop/storage/utilities as well as a vehicle.. with decorative stone chippings creating an attractive low-maintenance finish.

To the rear, the enclosed garden offers a lovely balance of lawn and patio areas, ideal for relaxing, entertaining or outdoor dining. A neatly kept lawn is bordered by mature planting and fencing for added privacy, while the paved terrace provides the perfect spot for seating and enjoying the surroundings. There is also a useful additional side area/greenhouse space, ideal for gardening enthusiasts or extra storage. The garden is south facing and is not overlooked by any neighbouring properties.

**Tenure**

Freehold.

**Services**

Mains gas, water, electricity and drainage.

**Local Authority**

Tewkesbury Borough Council  
Council Tax Band D

**Awaiting Vendor Approval**

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			
(81-91) B			
(69-80) C			77
(55-68) D		66	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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