



**R B WALTERS**  
ESTATE AGENTS



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*Japonica Close, Churchdown,  
Gloucestershire, GL3 1LR.*

*£210,000*



Being sold with no onward chain this spacious home has parking for 3 cars and is located at the end of a small residential cul-de-sac and is convenient for Cheltenham and Gloucester.

This terraced home provides deceptively spacious accommodation with a good size living room and two double bedrooms. Outside there is an enclosed rear garden with separate gated access and the property has two allocated parking spaces to the rear and an additional parking space at the front.

The property has been rented and would be ideal as an investment opportunity or first-time purchase. Conveniently situated with good access to the surrounding area and the M5 motorway as well as good schools for all ages.

### Services

Mains Gas Central Heating

Mains Electric

Mains Water and Drainage

Broadband Available

### Entrance Hall

### Kitchen

8' 6" x 7' 8" (2.59m x 2.34m)

### Living Room

15' 11" x 11' 9" (4.85m x 3.58m)

### First Floor Landing

### Bedroom

12' 11" x 11' 8" (3.93m x 3.55m)

### Bedroom

14' 11" x 8' 7" (4.54m x 2.61m)

### Bathroom

9' 5" x 4' 9" (2.87m x 1.45m)

### Outside





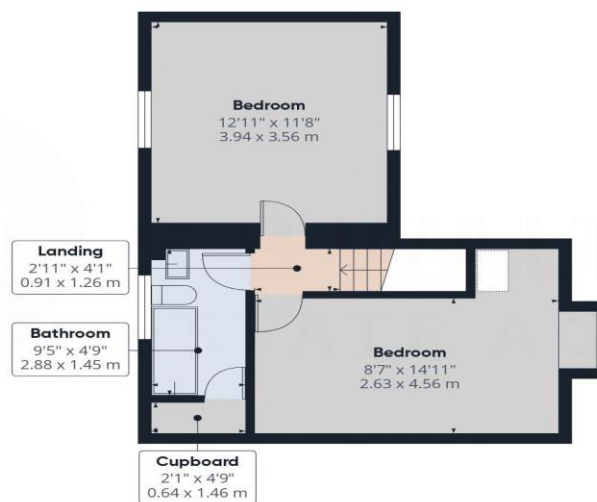
*Rear Garden*

*Allocated Parking for 3 Cars*





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

645 ft<sup>2</sup>

59.8 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(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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