17 The Avenue, Churchdown, Gloucester, GL3 2HB

£475,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

A Four-Bedroom Detached Home on a Private Road in the Heart of Churchdown Village – Offered with No Onward Chain!

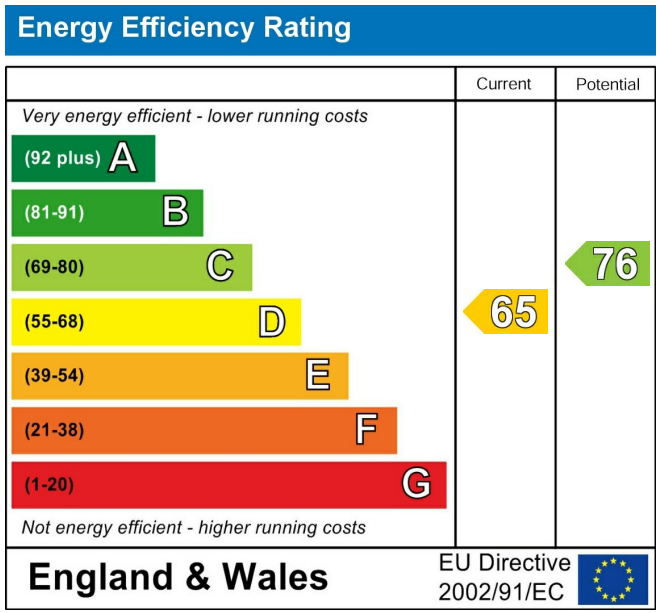
Tucked away on a peaceful private road within highly sought-after Churchdown Village, this spacious four-bedroom detached property presents a fantastic opportunity for buyers looking to put their own stamp on a home. Requiring a degree of modernisation, the house offers generous proportions throughout and excellent potential to create a beautiful long-term family residence.

The accommodation welcomes you with a bright hallway leading through to a well-sized living room and a separate dining room, both offering flexible layouts and ideal spaces for family gatherings. The kitchen overlooks the rear aspect, along with the charming sunroom, perfect for enjoying the garden all year-round. A useful WC completes the ground floor.

Upstairs features four well-proportioned bedrooms, including three comfortable doubles and a versatile fourth bedroom ideal as a study, nursery, or guest room. The family bathroom is also located on this floor.

Set on a desirable private road, the home benefits from a quiet and safe setting with a pleasant outlook. The property also offers potential for enhancing the external space to suit modern family living (subject to normal permissions).

- Four Bedroom Detached Family Home
- Incredibly Sought After Village Location
- No Onward Chain
- Garage And Driveway
- Enclosed Rear Garden
- Opportunity To Put Your Own Stamp On
- EPC: D65
- Council Tax Band: E



Agents Note.
Freehold
EPC Rating: D65
Tewkesbury Borough Council Band: E
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk
Rivers & Seas: Very Low
Surface Water: Very Low
Broadband (estimated speeds)
Standard 16 mbps
Superfast -
Ultrafast 1000 mbps

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Floor 0

Floor 1

E S N W

Approximate total area(1)

1078 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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