



122 Melville Road, Churchdown, Gloucester, GL3 2RG

£300,000

CHOSSEN
ESTATE AGENTS

Well-presented three-bedroom semi-detached family home in the popular village of Churchdown. Conveniently positioned between Gloucester and Cheltenham.

This charming residence offers spacious living accommodation across two floors and has recently benefited from newly installed windows and a refitted roof, providing modern comfort and improved energy efficiency.

The ground floor comprises an inviting living room to the front, perfect for relaxing, and a separate dining room ideal for family meals or entertaining. The fitted kitchen provides practical space for everyday cooking, with access to a handy utility room and lean-to extension offering versatile additional storage or workspace. A hallway leads to a convenient ground-floor WC.

Upstairs, three well-proportioned bedrooms: a generous double to the front, another good-sized double, and a third bedroom – all with ample space for family, guests or home office use. The family bathroom completes the first floor.

Externally, the property stands on a generous plot with a good-sized rear garden, ideal for families, outdoor entertaining or gardening, plus a well-maintained front garden. Ample off-road parking to the front accommodates multiple vehicles easily.

Churchdown is a sought-after semi-rural village with strong community spirit, surrounded by countryside yet close to local shops, schools, pubs, parks and amenities. Excellent road access to Gloucester and Cheltenham offers wide shopping, leisure and employment options.

An ideal purchase for families or buyers seeking a spacious, updated home in a desirable location.

Agents Note

Freehold

EPC Rating: D63

Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

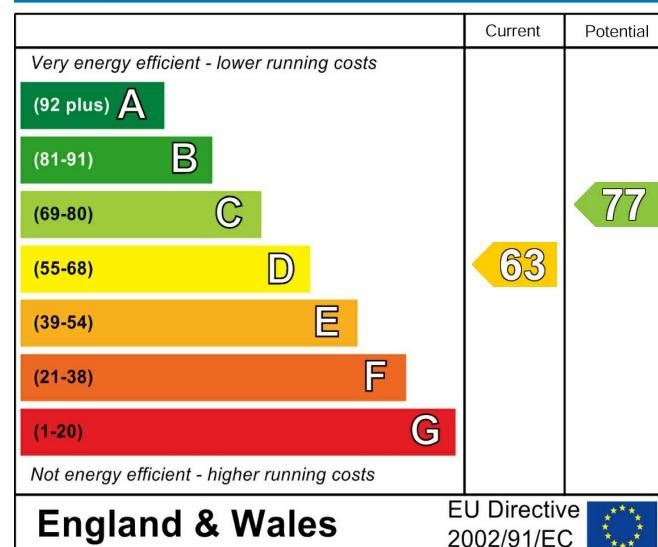
Flood Risk

Rivers & Seas: Very Low

Surface Water: Very Low

- Three bedroom semi-detached
- Living room and separate dining room
- Fitted kitchen with utility room
- Generous plot with good-sized garden
- Ample off-road parking
- Recently installed new windows and refitted roof
- EPC Rating - D63
- Council Tax Band - C

Energy Efficiency Rating





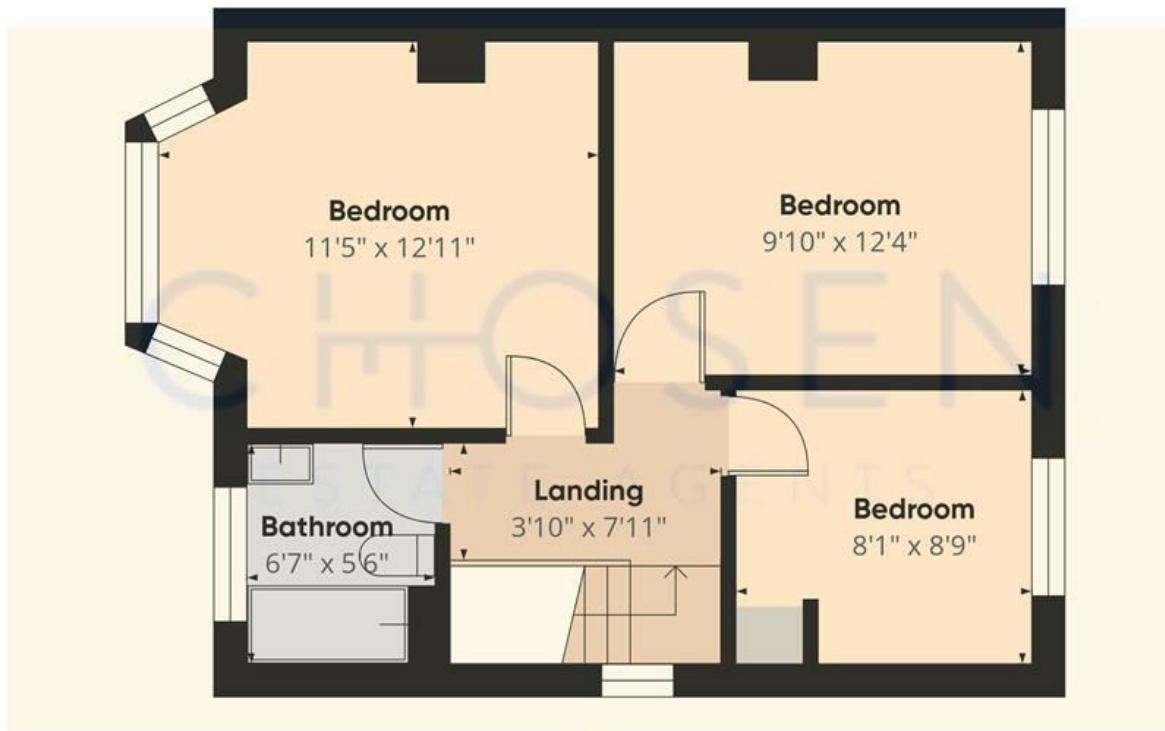


Approximate total area⁽¹⁾

912 ft²

Reduced headroom

3 ft²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

