



6 Latymer Croft, Churchdown, Gloucester, GL3 2QW

£210,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Positioned on the edge of Churchdown Village, this spacious two-bedroom first floor maisonette offers generous accommodation, an abundance of natural light and a warm, welcoming atmosphere throughout.

Accessed via its own private entrance, stairs rise to a bright and inviting landing that forms the hub of the home and provides access to all principal rooms. The living room is a particularly attractive feature, offering an airy and well-proportioned space that lends itself perfectly to both relaxed evenings and entertaining, with plenty of room for comfortable seating and dining furniture.

The kitchen is thoughtfully designed with practicality in mind, providing ample worktop and storage space to make day-to-day cooking a pleasure. There are two good-sized double bedrooms, both enjoying a light and peaceful feel, with generous proportions that easily accommodate wardrobes and additional furnishings, making them ideal for guests, sharers or those working from home.

The accommodation is completed by a neatly presented bathroom, fitted with a modern suite and finished in a clean, neutral style.

Outside, the property benefits from ample off-road parking, offering a level of convenience, as well as a generously sized private rear garden.

Set within easy reach of the amenities of Churchdown, alongside nearby countryside walks, the property is also well placed for access to Gloucester, Cheltenham and the M5. This is a wonderful opportunity for first-time buyers, downsizers or investors to secure a light-filled and well-proportioned home in a sought-after setting.

### Agents Note

Leasehold.

999 year lease from 2001.

EPC Rating: C74


Tewkesbury Borough Council Band: A

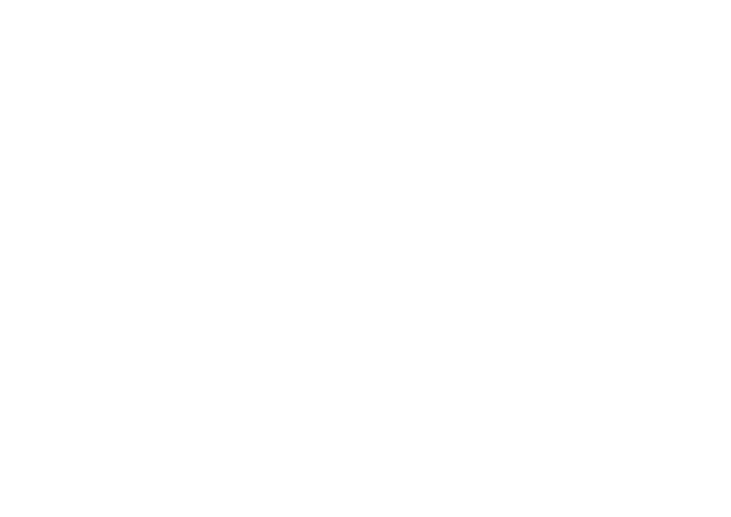
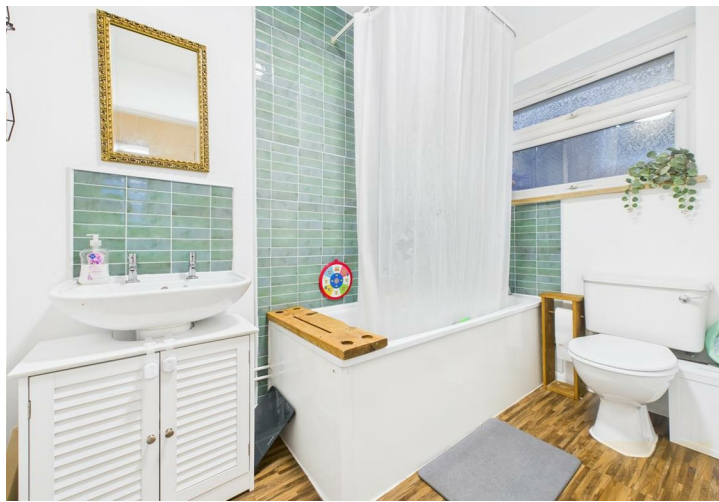
Mains Gas, Electric and Water are believed to be connected.

Fibre Broadband is available in the area.

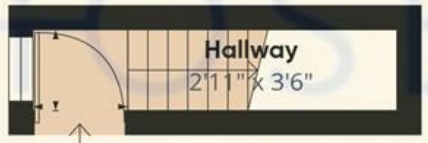
- First Floor Maisonette
- Spacious Accommodation
- Ample Off Road Parking
- EPC Rating - C74
- Two Generous Double Bedrooms
- Modern Bathroom Suite
- Private Rear Garden
- Council Tax Band - A

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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Floor 0

Approximate total area<sup>(1)</sup>  
712 ft<sup>2</sup>



Floor 1



(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.