



188 Cheltenham Road East , Gloucester, GL3 1AL

£395,000



Murdock & Wasley Estate Agents are delighted to present to the market this well-presented three-bedroom semi-detached home, ideally situated in the ever-popular village of Churchdown. Conveniently located within easy reach of highly regarded schools, local amenities and excellent transport links, this property makes an ideal family home.

The accommodation offers a welcoming and versatile layout, comprising a cosy separate living room and a spacious open-plan kitchen diner with sunroom extension, perfect for modern family living, entertaining and hosting guests. Upstairs, there are three bedrooms, with family bathroom and separate WC.

Externally, the property enjoys a generous driveway providing ample off-road parking, while the fully enclosed rear garden offers a beautiful private space to relax, dine and entertain throughout the warmer months.



Entrance Hall

Accessed via upvc double glazed front door, power points, radiator, under stairs storage cupboards, stairs leading to first floor, doors leading to:

Living Room

Tv point, Power points, Log Burner, Radiator, upvc double glazed bay window with front aspect.

Kitchen Diner

Range of base, wall and drawer mounted units, stainless steel sink unit with drainer and mixer tap over, appliance points, power points, space for oven/hob, space for fridge and freezer.

Space for dining table and chairs, built in storage cupboards, radiator, rear aspect upvc double glazed window, door leading to:

Sunroom

Power points, radiator, upvc double glazed windows with rear aspect, upvc double glazed door leading to garden.

Storage Room

Power points, space for fridge freezer, space for washing machine and tumble drier, wooden doors giving access to the front and to the rear garden.

Bedroom One

Tv point, power points, radiator, built in storage underneath bay window seating, upvc double glazed bay window with front aspect.

Bedroom Two

Tv point, power points, radiator, built in wardrobe, built in storage cupboard housing the boiler, upvc double glazed window with rear aspect.

Bedroom Three

Tv point, power points, radiator, built in storage underneath bay window seating, upvc double glazed bay window with front aspect.

Bathroom

Suite comprising, walk in shower cubicle with shower off the mains over, vanity storage cupboards, hand wash basin with storage below and mixer tap over. Heated towel rail, frosted upvc double glazed window with rear aspect.

WC

Low level WC, partly tiled walls, frosted upvc double glazed window with side aspect.

Outside

To the front, the property is approached via a generous driveway providing ample off-road parking, complemented by established planting and mature greenery which adds character and privacy.

The substantial rear garden is a particularly impressive feature, offering a variety of defined areas ideal for both relaxing and entertaining. Immediately adjoining the property is a paved patio with space for outdoor seating, surrounded by an abundance of mature plants, shrubs and established borders.

Beyond, the garden continues to reveal a productive kitchen garden, featuring numerous raised beds, fruit and vegetable growing areas and pathways, alongside mature trees and further planting. A pergola and garden shed provide additional character and practical storage, while a lawned section creates further usable outdoor space.

Overall, the garden offers an excellent degree of versatility and will particularly appeal to keen gardeners and those looking for a generous, established outdoor space.

Tenure

Freehold

Services

Mains Gas, Water, Electricity and Drainage

Local Authority

Tewkesbury Borough Council
Council Tax Band C

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		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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