



1 Weaver Drive, Churchdown, Gloucester, GL3 1GN

£345,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This attractive modern property offers well-proportioned accommodation ideal for first-time buyers, young families or investors alike. Positioned on a corner plot, the home benefits from additional privacy and off-road parking.

The ground floor comprises an inviting entrance hallway with stairs to the first floor and a convenient cloakroom/WC. The fitted kitchen is located to the rear and offers ample worktop and cupboard space, with a door providing direct access to the garden. To the front of the property is a spacious living room, filled with natural light and providing a comfortable space for both relaxing and entertaining.

Upstairs, the first floor landing leads to three bedrooms, including a generous principal bedroom, boasting an en-suite, and two further well-sized double rooms suitable for children, guests or home office use. A modern family bathroom completes the accommodation.

Externally, the property benefits from a driveway providing off-road parking, along with a private rear garden ideal for outdoor dining and low-maintenance enjoyment. As an end of terrace home, it also enjoys the advantage of additional space and side access.

Located in the sought-after village of Churchdown, the property is well placed for local shops, schools, amenities and transport links, with easy access to Gloucester, Cheltenham and the M5.

Agent Note
Freehold
EPC Rating: B84
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

Broadband (estimated speeds)
Standard 11 mbps
Superfast -
Ultrafast 1800 mbps


The property is subject to a nominal annual site maintenance charge

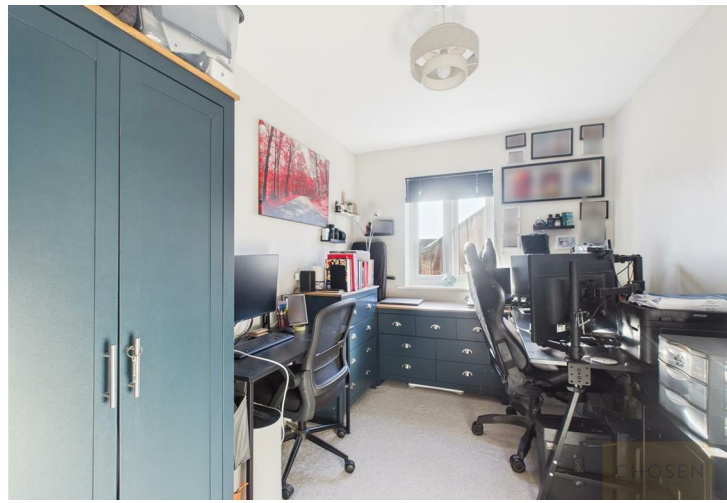
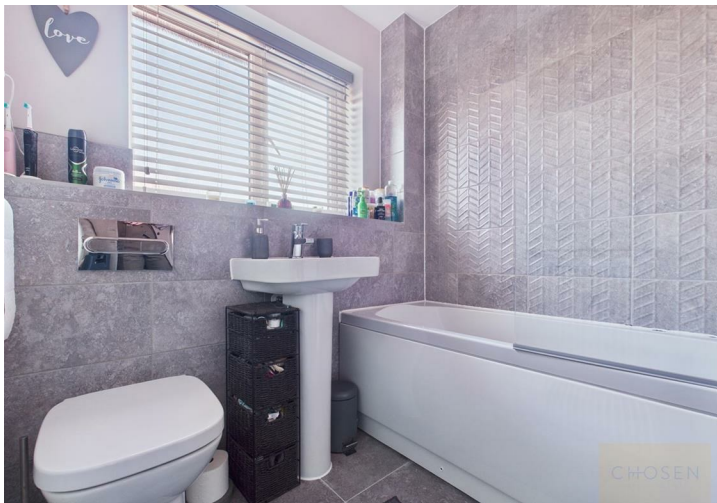
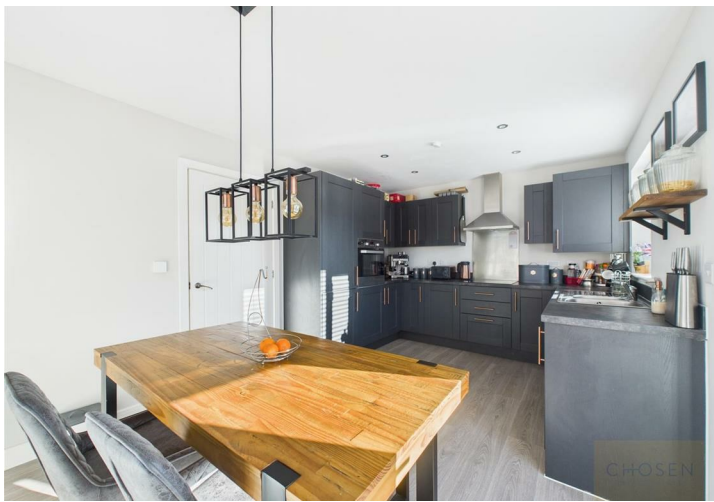
2 Church Road, Churchdown, Gloucestershire, GL3 2ER

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- Three Bedroom Home Positioned On A Corner Plot
- Driveway Providing Off Road Parking For Multiple Vehicles
- Enclosed Rear Garden
- EPC Rating: B84
- Contemporary Kitchen-Diner
- Downstairs WC, Family Bathroom And En-Suite
- Bay Fronted Living Room
- Council Tax Band: C

Energy Efficiency Rating

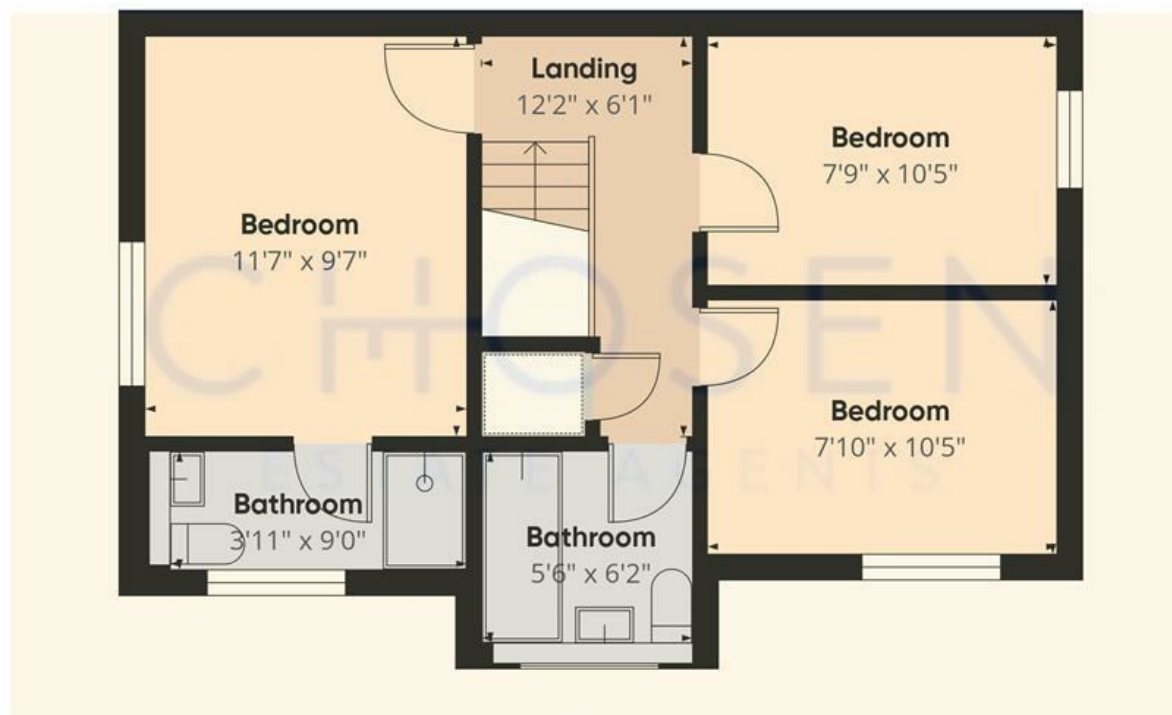
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor 0

Approximate total area⁽¹⁾
847 ft²



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.

GIRAFFE360

