30 Springwell Gardens, Gloucester GL3 2AL

Offers Over £300,000

naylor powell

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• Extended three bedroom semi-detached family home • Ample off road parking • Popular location • Within walking distance to local amenities • Generously sized and enclosed rear garden • Utility room with potential to be converted into a downstairs WC • Versatile living accommodation • Good transport links to Gloucester and Cheltenham • EPC C70 • Tax Band C - Tewkesbury Council - £2,000.11 (2025/2026)

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Entrance Hall
Stepping into the property, the hallways is a great size and offers space for coats, shoes and such like. Provides access to the dining room, living room and stairs to the first floor.

Dining Room
Providing a versatile space, the dining room also benefits from a feature bay style window to front aspect and French doors to the living room.

Living Room
The living room benefits from a feature wood burner with brick built surround and mantle.

Kitchen
Extended, the stylish kitchen provides ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric double oven and four ring electric hob. Further space for fridge freezer. side door and French doors to outside patio.

Utility Room
Additional storage space alongside plumbing for a washing machine. This space would lend itself well to being converted into a WC. Window to side aspect. Combination boiler.

Landing
Provides access to three bedrooms and a family bathroom. Window to side aspect.

Master Bedroom
Double bedroom with feature bay style window to the front aspect.

Second Bedroom
Double bedroom with window to the rear aspect overlooking the back garden. Built in wardrobe.

Third Bedroom
Window to front aspect.

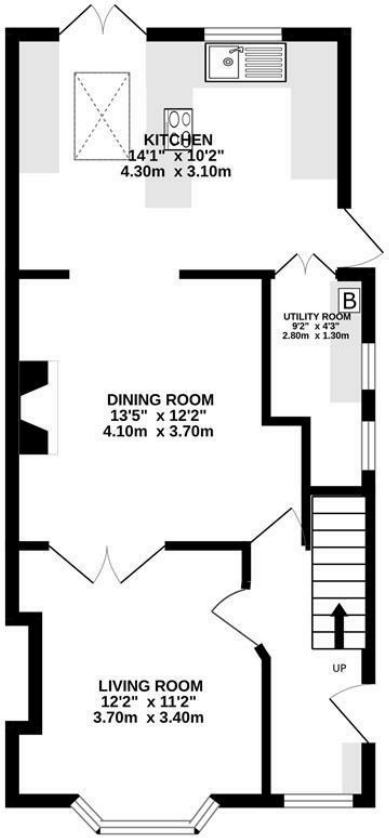
Bathroom
Tiled bathroom suite comprising WC, wash hand basin and bath with shower over. Frosted window to side aspect.

Outside
To the front, the home benefits from a pebbled driveway offering parking for multiple vehicles. Accessed via the side gate, the back garden is a great size and benefits from being a combination of patio and lawned areas accompanied by a variety of flower beds and a shed.

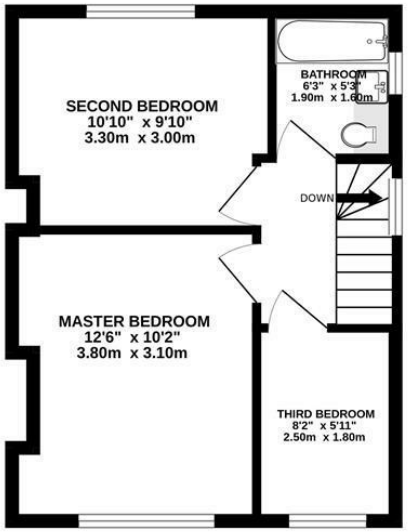
Location
Ever sought after, the suburb of Churchdown is ideally located for links to both Gloucester, Tewkesbury, Cheltenham and Bristol. With local amenities to include various convenience stores, petrol station, post office, hairdressers, public house, takeaways and access to various primary and secondary schools, ideal for both working professionals and young families.

Material Information
Tenure: Freehold.
Council Tax Band: Tax Band C
Local Authority and Rates: Tewkesbury Council; £2,000.11 (2025/2026)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband speed: Standard 17 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: EE(Likely), Three(Likely), 02(Likely) and Vodafone(Likely)

GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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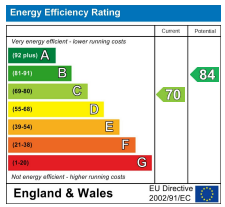
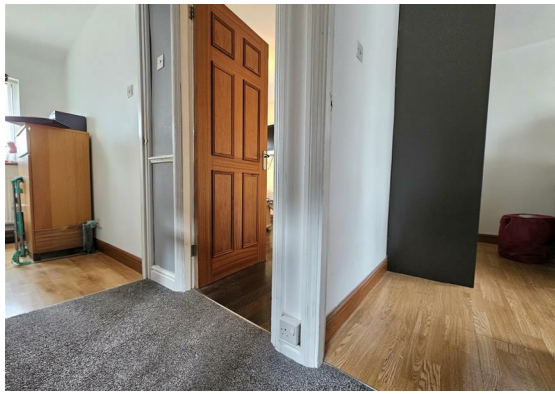
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.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