

NO ONWARD CHAIN



HAZELCROFT

Churchdown, Gloucester, GL3 2DT



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Total GIA Floor Area | Approx. 70 sqm (753 sqft)

Features

- Three-bedroom chalet-style semi-detached house
- No onward chain
- Established Churchdown location
- Scope for updating and redecoration
- Full-width kitchen/dining room with garden access
- Refurbished ground-floor wet room
- Rear bedrooms with views towards Chosen Hill
- Enclosed south-facing garden with raised vegetable beds
- Driveway and gated side parking
- Detached garage with power, lighting and workshop space

Description

A three-bedroom chalet-style semi-detached house in an established residential area of Churchdown, with views towards Chosen Hill from the rear bedrooms. Built with red-brick and tile-hung elevations beneath a tiled roof, the property offers scope for updating and redecoration, with driveway parking, a detached garage and an enclosed south-facing rear garden.

The ground floor comprises an entrance hall, a sitting room with feature fireplace, and a kitchen/dining room extending across the rear of the house. The kitchen has oak-effect cabinetry, fitted cooking appliances and direct access to the garden. A refurbished wet room is also located on the ground floor. Upstairs are two double bedrooms and a third bedroom currently arranged as a study, with fitted storage in the principal bedroom.

Outside, the front lawn adjoins a driveway, with double timber gates opening to further parking and the detached garage, which has power, lighting and workshop space. The rear garden is arranged with a patio, block-paved paths, raised vegetable beds and a gravelled herb garden. An olive tree, grapevine and fruit trees provide established planting.

A THREE-BEDROOM CHALET-STYLE HOME
IN CHURCHDOWN, OFFERING SCOPE FOR UPDATING,
A SOUTH-FACING GARDEN, DRIVEWAY PARKING,
DETACHED GARAGE AND NO ONWARD CHAIN.



The Property

Entrance Hall

The entrance hall has carpeted flooring and a straight staircase with pine handrails and a fitted stairlift. A panelled pine door opens to an understairs storage cupboard housing the gas meter. A part-glazed pine door leads to the ground-floor wet room, while double swing doors open into the sitting room.

Sitting Room

Positioned to the front of the property, the sitting room enjoys good natural light from a broad casement window, with a wide opening connecting it to the rear kitchen/dining room. The room has carpeted flooring, ceiling coving and a feature fireplace with a timber surround, marble hearth and gas fire, which has not been tested.

Wet Room

The refurbished ground-floor wet room includes a walk-in shower with a fold-down seat, grab rails and large controls, together with a close-coupled WC and a generous ceramic washbasin with a chrome lever tap. Full-height marble-effect wall tiling with decorative border detailing complements the terrazzo-effect vinyl flooring. An obscured-glass side window provides natural light, with a panel radiator, extractor fan and shaver point completing the fittings.

Kitchen/Dining Room

Extending across the full width of the property, this bright, dual-aspect room has windows to the side and rear overlooking the garden. The kitchen is fitted with oak-effect base and wall units, roll-top work surfaces and limestone-effect tiled splashbacks. Fittings include a four-burner gas hob with extractor hood above, an electric oven and a stainless-steel sink and drainer with mixer tap, together with space for a washing machine.

The adjoining dining area provides room for a small table and chairs, with matching counter shelving and a pine dresser-style display unit. Terracotta-effect floor tiles run throughout, while a part-glazed door opens directly onto the rear garden, with its beds and raised planters for growing herbs and vegetables.



The Property

First-Floor Landing

A side window provides natural light to the carpeted landing, where four-panel pine doors open to the three bedrooms. A ceiling hatch gives access to the roof space.

Bedroom One

A well-proportioned double bedroom with a large casement window overlooking Hazelcroft. A bank of full-height, pine-fronted cupboards provides generous storage, supplemented by a further built-in cupboard. The room has carpeted flooring and light blue walls.

Bedroom Two

A further double bedroom at the rear of the property, with casement window providing good natural light and pleasant views towards Chosen Hill. The room has carpeted flooring and painted walls. A former airing cupboard retains slatted pine shelving and houses the modern combination boiler.

Bedroom Three

Currently arranged as a study, the third bedroom has full-height timber shelving along one wall and a casement window overlooking the rear garden, with views towards Chosen Hill. The room has loop-pile carpet and painted walls.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Grounds

Front Aspect

The property is set back from Hazelcroft behind an open lawn and driveway, with a dropped kerb providing vehicular access. Double timber gates open to the side aspect and the recessed front entrance has a terracotta-tiled step.

Side and Rear Garden

Concrete hardstanding along the side of the house provides additional parking and access to the detached concrete sectional garage.

The enclosed, south-facing rear garden has a patio adjoining the house, with block-paved paths leading to a timber shed and the pedestrian entrance to the garage's rear workshop area.

The garden is arranged around raised vegetable beds and a central gravelled area planted with herbs. Established planting includes an olive tree, grapevine, magnolia and fruit trees.

Although some attention is required, the existing layout provides a useful basis for a productive kitchen garden, alongside space for outdoor seating.

Garage

The detached concrete sectional garage has a pitched asbestos-cement roof, an up-and-over door and a concrete floor. High-level windows provide natural light, while a separately fused electrical supply serves double power sockets and two strip lights. The space offers scope for vehicle storage and workshop use.



Location

Hazelcroft lies within an established residential neighbourhood in Churchdown, conveniently situated between Gloucester and Cheltenham. The village has a range of everyday amenities, including shops, supermarkets, cafés, pubs, a library and a medical centre. There are also several parks and recreation grounds, with Churchdown Park offering walking paths, ponds, a community orchard and children's play facilities.

Local schooling includes Churchdown Parton Manor Infant and Junior Schools, with secondary education and sixth-form provision at Chosen Hill School and Churchdown School Academy. For commuting, the nearby A40 provides connections towards Gloucester, Cheltenham and the M5, with motorway routes north towards Birmingham and south towards Bristol. Bus services link Churchdown with Gloucester and Cheltenham, while railway stations at Gloucester and Cheltenham Spa provide access to the wider rail network.

Property Information

Local Authority: Tewkesbury Borough Council **Tenure:** Freehold

Services: Water, Gas, Electricity, Drainage **Heating:** Gas Central Heating

Hot Water: Gas-fired Central Heating **EPC Rating:** Rating D

Council Tax Band: Band C **Broadband:** Ultrafast available 1800Mbps Download

Agents Note:

The property is being sold on behalf of the RAF Benevolent Fund as a charitable disposal. The property is sold as seen. Any offer is made on the basis that the purchaser has inspected the property, undertaken such surveys, searches and enquiries as they consider necessary, and is satisfied with its condition and contents. The vendor will not undertake any clearance, repair or improvement works prior to completion.

Important Notice

*Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale. Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon. This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*



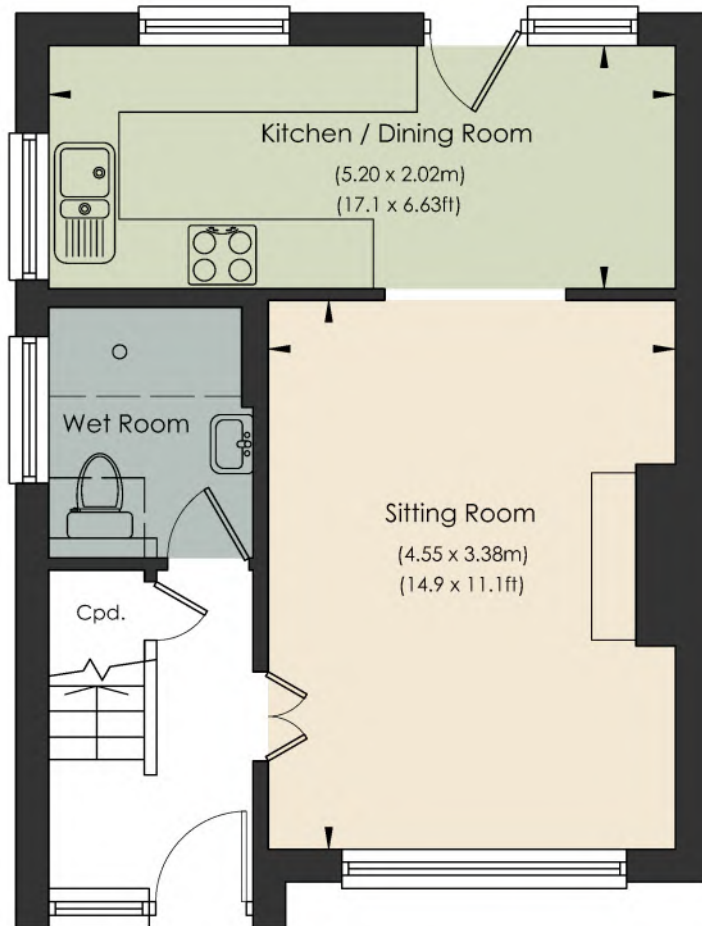
Hazelcroft, Churchdown, Gloucester, GL3

Approximate GIA (Exc. Garage) = 70 sqm (753 sqft)

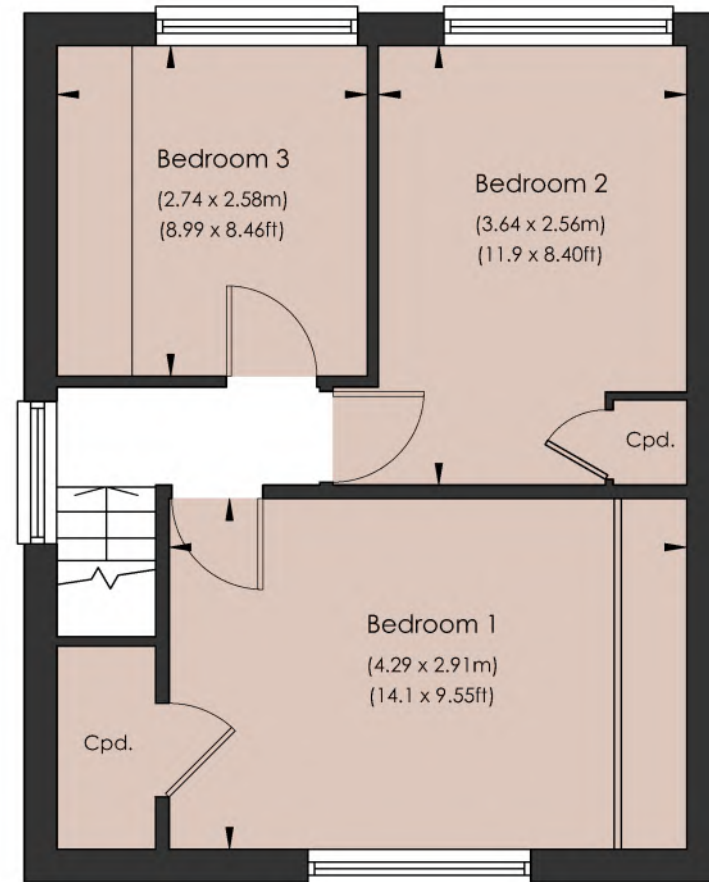


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 35 sqm (377 sqft)



FIRST FLOOR GIA = 35 sqm (377 sqft)



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