



28 Tudor Close, Churchdown, Gloucester, Gloucestershire, GL3 1AW

£400,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated on a popular no-through road in Churchdown, this well-proportioned four-bedroom detached home offers versatile family accommodation, a private rear garden, off-road parking and an integral garage.

The ground floor begins with an entrance hall leading into a generous living room, while a separate dining room provides an ideal space for family meals and entertaining, with French doors opening directly onto the rear garden. The kitchen is complemented by a useful utility room, downstairs WC and internal access to the garage.

Upstairs, the property provides four bedrooms, with the principal bedroom benefiting from fitted wardrobes and its own en-suite shower room. A separate family bathroom serves the remaining bedrooms, while one of the rooms would also make an excellent home office or dressing room if preferred.

Outside, the driveway provides off-road parking and access to the integral garage. The enclosed rear garden offers a good degree of privacy and has been arranged with patio seating areas, lawn, mature planting and decorative borders, creating an enjoyable and relatively low-maintenance outdoor space.

Positioned within the popular Churchdown, the property is conveniently placed for local schools, shops, amenities and transport links towards Gloucester, Cheltenham and the M5. A fantastic family home in a sought-after residential setting, with viewing highly recommended.

Agents Note.

Freehold

EPC Rating: D65

Tewkesbury Borough Council Tax Band: E

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

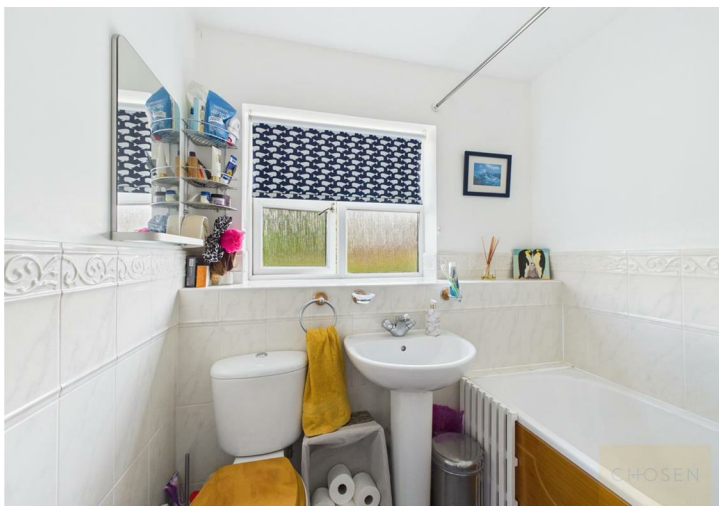
Rivers & Seas: Very low

Surface Water: Very Low

- Four Bedroom Detached Family Home
- Driveway And Integral Garage
- Opportunity To Put Your Own Stamp On
- EPC Rating: D65
- Sought After No Through Road
- Downstairs WC, Upstairs Bathroom And En-Suite
- Privately Enclosed Rear Garden
- Council Tax Band: E

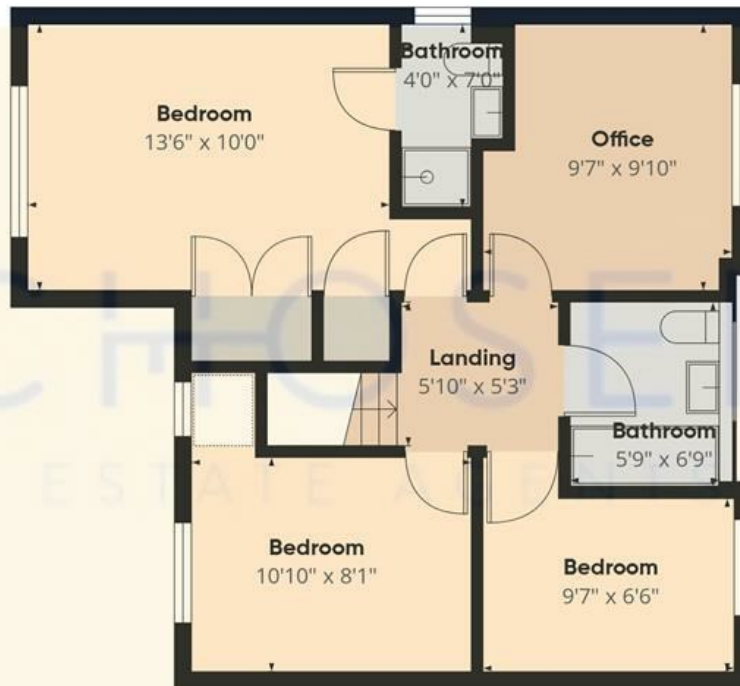
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area⁽¹⁾
1124 ft²

(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

