

40 Vervain Close, Churchdown GL3 1LT

£285,000

naylor powell



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• Well-presented family home • Modern fitted kitchen with dining area • Useful separate utility/boot room • Well maintained and enclosed rear garden • Stylish family bathroom • Close to local amenities • Garage and off road parking • Downstairs WC • EPC C70 • Tewkesbury Borough Council, Tax Band C - £2082.75 (2026/2027)

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Accomodation
The ground floor offers a well-presented and versatile layout, centred around a spacious living room with plenty of natural light. The modern kitchen/dining room provides an excellent social space, with a range of fitted wall and base units, contrasting work surfaces, tiled splashbacks and integrated cooking facilities, together with ample room for a dining table. There is also a useful utility/boot room with extensive fitted storage, plumbing for appliances and access to the garden, providing an ideal practical space for everyday family life.

The first floor provides well-proportioned and individually styled bedrooms, including a comfortable master bedroom with feature panelling and fitted shelving, alongside a further double bedroom, and bedroom three is currently arranged as a versatile hobby/music room. The family bathroom is finished with contemporary grey tiling and comprises a bath with shower over, wash hand basin and WC.

Outside
To the front of the property is a lawn area with a paved pathway leading to the front door. At the rear of the property is a garden mostly laid to lawn, accompanied by raised beds, a cherry tree, a patio seating area and gated access to the communal side access.

Garage
16'4" x 8'4" (5.00 x 2.55)
Accessed by the up and over door, the garage offers great space for secured storage. In front of the garage is parking for the property.

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; £2082.75 (2026/2027)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband speed: Standard 16 Mbps, Ultrafast 1800 Mbps
Mobile phone coverage: EE(Likely), Three(Likely), 02(Likely) and Vodafone(Likely)





GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.

1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



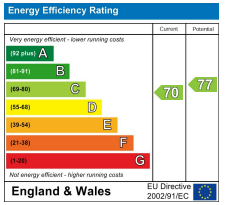
TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

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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