



6 Latymer Croft, Churchdown, Gloucester, GL3 2QW

£199,950

CHOSEN
ESTATE AGENTS

THE PROPERTY

A Hidden Gem in the Heart of Churchdown Village!

Looking for your first home, a savvy investment or somewhere to downsize without compromise? This spacious two-bedroom first-floor maisonette could be just the one. Boasting over 700 sq. ft. of bright and versatile living space, a huge private rear garden and off-road parking, it offers far more than your average apartment.

Accessed via its own private entrance, the property features a generous living room filled with natural light, a well-equipped kitchen, two excellent-sized double bedrooms and a modern bathroom. The layout is practical, spacious and ready to move straight into.

Step outside and you'll discover the real showstopper – a substantial private rear garden that's perfect for summer BBQs, family gatherings, gardening enthusiasts or simply soaking up the sunshine.

Situated on the edge of sought-after Churchdown Village, you'll enjoy easy access to local shops, pubs, schools, countryside walks and excellent commuter links to Gloucester, Cheltenham and the M5.

Homes offering this much space, outdoor living and convenience rarely stay available for long – early viewing is highly recommended.

Agents Note

Leasehold.

999 year lease from 2001.

EPC Rating: C74


Tewkesbury Borough Council Band: A

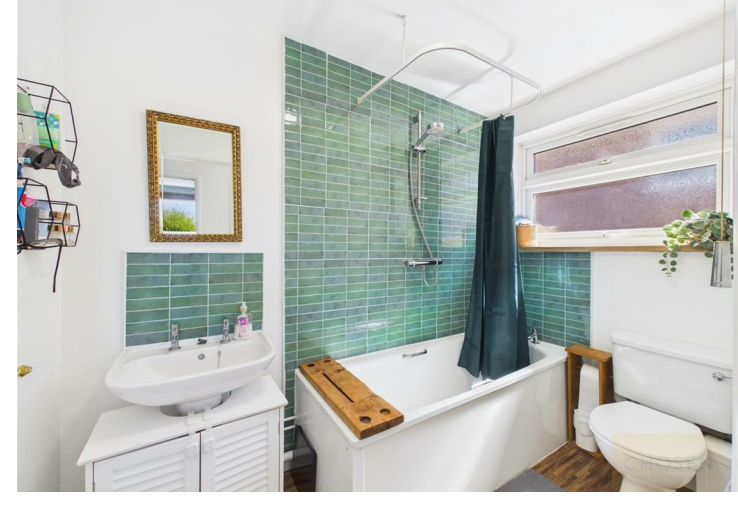
Mains Gas, Electric and Water are believed to be connected.

Fibre Broadband is available in the area.

- First Floor Maisonette
- Spacious Accommodation
- Ample Off Road Parking
- EPC Rating - C74
- Two Generous Double Bedrooms
- Modern Bathroom Suite
- Private Rear Garden
- Council Tax Band - A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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	



CHOSEN
ESTATE AGENTS



Floor 0

Approximate total area⁽¹⁾

712 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