



61 Melville Road, Churchdown, Gloucester, GL3 2RE

£320,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

### Three Bedroom Semi-Detached Home | Churchdown | No Onward Chain

Situated in a popular residential area of Churchdown, this beautifully presented three-bedroom semi-detached home has been thoughtfully improved by the current owners and is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, growing families or those looking for a hassle-free move.

The ground floor offers a welcoming entrance hall, a bright and comfortable living room, a spacious dining room with French doors opening onto the rear garden, a recently fitted modern kitchen and a convenient downstairs WC. The property has been redecorated throughout (apart from the entrance hall and landing) creating a fresh and contemporary feel ready for its next owners to move straight into and put the finishing touches on.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing flexible accommodation for family life, guests or home working.

Outside, the property benefits from a generous rear garden that has been landscaped and improved to create an attractive space for entertaining, relaxing and enjoying the warmer months. To the front, there is off-road parking for multiple vehicles.

Combining modern updates with spacious accommodation and a sought-after Churchdown location, this fantastic home offers an excellent opportunity for buyers seeking a property with nothing to do but the finishing touches.

#### Agents Note


Freehold.  
EPC Rating: TBC  
Tewkesbury Borough Council Band: B  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

#### Flood Risk:

Very Low

- Three Bedroom Semi Detached Home
- No Onward Chain
- Driveway Providing Off Road Parking For Multiple Vehicles
- The Majority Of The Property Has Been Modernised To a Fantastic Standard
- Enclosed Rear Garden
- Opportunity To Put Finishing Touches On Hallway and Landing
- EPC Rating: TBC
- Council Tax Band: B

### Energy Efficiency Rating

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





Approximate total area<sup>(1)</sup>  
817 ft<sup>2</sup>



(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.

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