



38 Albemarle Road, Churchdown, Gloucester, GL3 2HG

£345,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

A charming semi-detached property in the heart of Churchdown Village, this well-presented home offers excellent potential for personalisation to create a wonderful family residence. Situated in a sought-after location with a strong sense of community, the property benefits from convenient access to local amenities, schools, and transport links, making it an ideal choice for those seeking village living with everyday practicality.

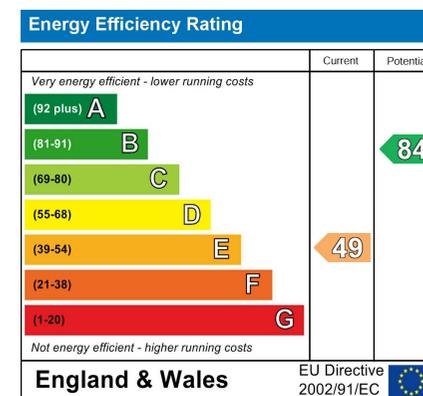
On the ground floor, the layout flows naturally from a welcoming hallway into a generous living room that provides a bright and spacious space for relaxation and entertaining. Adjacent to this is a separate dining room, perfect for family meals and gatherings, while the kitchen offers a functional space that could be extended or reconfigured to suit modern lifestyles. A useful utility area with WC completes the downstairs accommodation, providing practical everyday storage and convenience.

Ascending to the first floor, the landing leads to three well-proportioned bedrooms, each offering flexibility for family use, a home office, or guest accommodation. The family bathroom is positioned conveniently to serve all bedrooms, ensuring comfortable daily living.

Externally, the property features ample off-road parking, a real bonus in this popular village setting. The rear garden provides a private outdoor space, ideal for children to play or for simply enjoying the peace of village life.

With its solid foundations and excellent scope for updating, this semi-detached home represents a fantastic opportunity for buyers looking to add value through their own vision and creativity.

- Three bedroom home
- Churchdown Village
- Utility/WC
- Generous rear garden
- Detached garage
- Potential for extension (STPP)
- EPC Rating - E49
- Council Tax Band - C



Agents Note

Freehold

EPC Rating: E49

Tewkesbury Borough Council Tax Band: B
Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

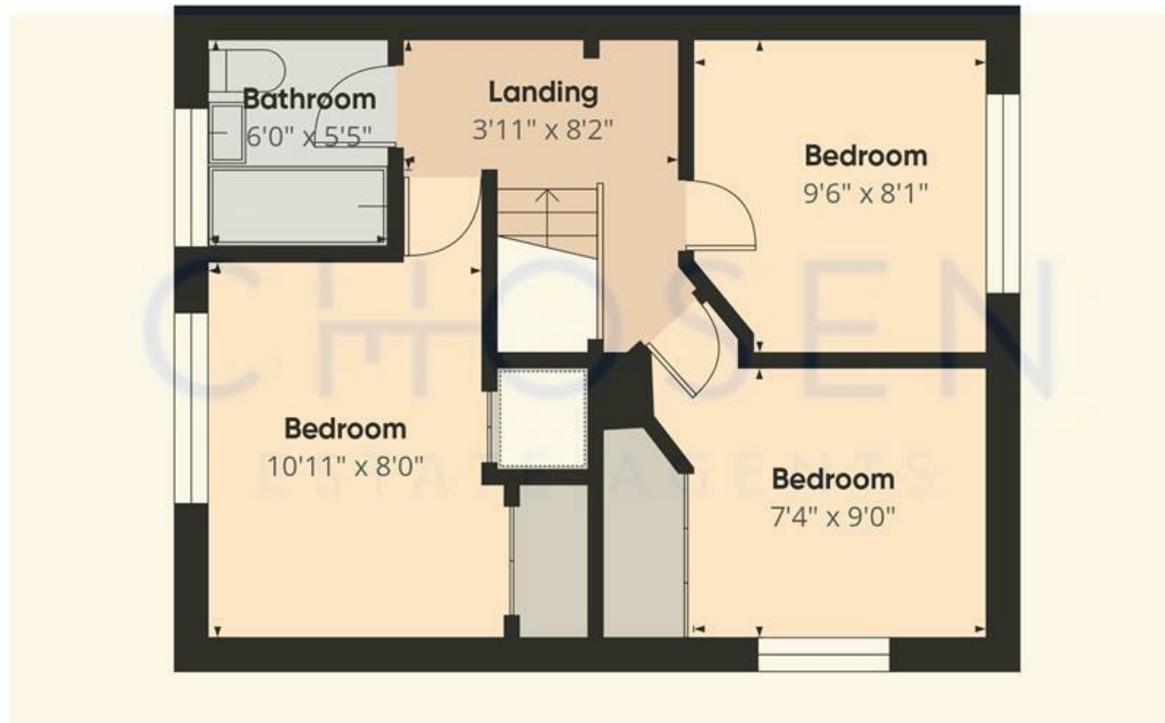
Rivers & Seas: Very low

Surface Water: Very Low





Approximate total area⁽¹⁾
776 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.

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