



1 The Manor Church Road, Churchdown, Gloucester, GL3 2HT

£174,500

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

Situated within The Manor, Churchdown, a well-regarded and peaceful development exclusively for the over 55s, this well-presented two-bedroom home offers comfortable and practical accommodation arranged over two floors, with the added benefit of on-site support and communal facilities.

The property is entered via a welcoming hallway which provides access to a ground floor WC and the staircase to the first floor. To the rear of the home is a generously sized sitting room, offering ample space for both seating and dining furniture and providing a comfortable, private space to relax. To the front, the fitted kitchen is neatly arranged and offers practical storage opportunities.

Upstairs, the first-floor landing leads to two bedrooms, both well-proportioned and flexible in use, ideal as a main bedroom and guest room or hobby space. Completing the first floor is a bathroom, fitted with a walk-in shower, wash hand basin, and WC.

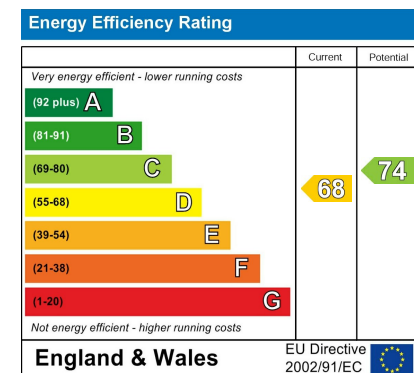
The Manor is a managed development designed to support independent living while offering peace of mind. Residents benefit from a warden on site and a communal residents' lounge, providing a welcoming social space to relax and meet neighbours. The development is set within well-maintained communal grounds, creating a calm and secure environment.

Additional features include a modern boiler and double glazed windows. Off-road parking is also available within the development on a first come, first served basis.

Conveniently located in Churchdown, the property is well placed for local amenities, public transport links, and easy access to both Gloucester and Cheltenham.

An excellent opportunity for those seeking a friendly over-55s community that combines independence with support in a popular and well-connected location.

- End of Terrace Home
- Exclusively Over 55's
- Private Garden
- No Onward Chain
- Off Road Parking
- Communal Facilities Available
- EPC Rating - D68
- Council Tax Band - C



### Agents Note

Leasehold.

125Yrs from 1987.

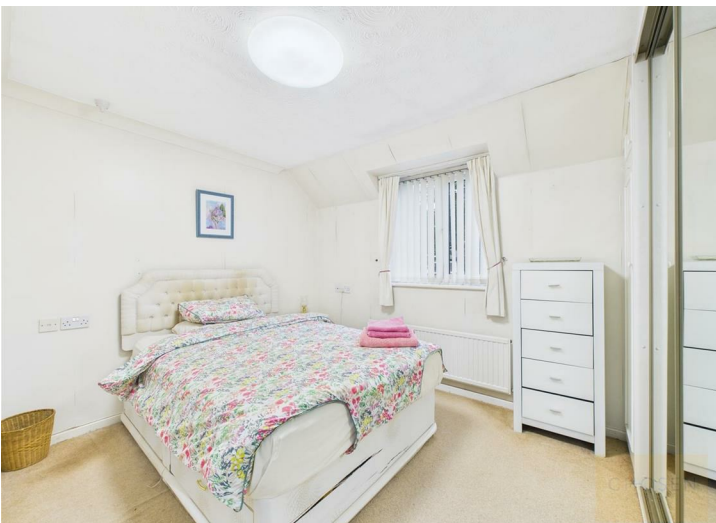
Service Charges: £410 per quarter with insurance of around £100 per year

EPC Rating: D68

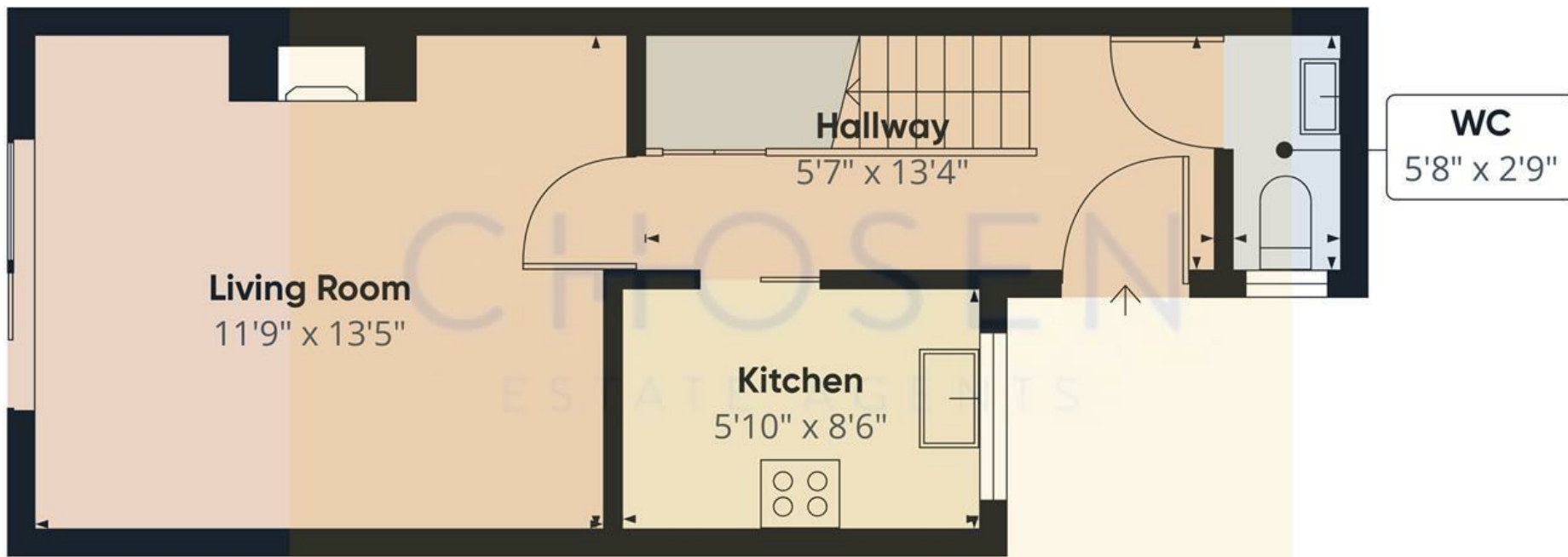
Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
540 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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