



42 Holtham Avenue, Churchdown, Gloucester, GL3 2AS

£300,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Situated in a popular residential area of Churchdown, this extended three bedroom semi-detached home offers well-proportioned accommodation, a generous rear garden and off-road parking, making it an ideal choice for families, first-time buyers or those looking to upsize.

The property is approached via a driveway providing parking, with a welcoming entrance leading into a hallway with access to a convenient ground floor WC. To the front of the home is a spacious living-dining room, offering an excellent space for relaxation and entertaining. To the rear, the extended kitchen provides ample worktop and storage space, with room for appliances and access to a useful utility area, which in turn leads out to the garden.

Upstairs, the first floor offers three well-sized bedrooms, including two comfortable doubles and a further single bedroom which would also make an ideal home office or nursery. A family bathroom completes the first floor accommodation.

Externally, the property benefits from a generous enclosed rear garden, predominantly laid to lawn with a paved patio area ideal for outdoor dining and entertaining. The garden also enjoys a good degree of privacy. To the side, gated access leads to the front of the property. To the front there is a driveway providing off road parking for two vehicles.

Located within easy reach of local shops, schools, amenities and transport links, including access to Gloucester, Cheltenham and the M5, this extended home offers a fantastic opportunity to secure a well-located property with versatile living space.

Viewing is highly recommended to appreciate the space and potential on offer.

Agents Note.  
Freehold  
EPC Rating: D67  
Tewkesbury Borough Council Band: C  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

Flood Risk:  
Rivers & Seas: Very Low  
Surface Water: Very Low

- Extended three Bedroom Semi-Detached Home
- Downstairs WC And Upstairs Bathroom
- Generous Rear Garden Mainly Laid To Lawn
- Useful Utility Room
- Driveway Providing Off Road Parking For Two Vehicles
- Sought After Location
- EPC Rating: D67
- Council Tax Band: C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
803 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.

GIRAFFE360

