



66 Katherine Close, Churchdown, Gloucester, GL3 1PB

£265,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This well-presented two-bedroom home occupies a desirable corner plot on the popular Highgrove Estate, offering a generous rear garden and excellent kerb appeal.

The ground floor features a bright and airy living room with large windows that flood the space with natural light, creating a welcoming area perfect for relaxing or entertaining. To the rear is the kitchen, which is well-equipped and enjoys a practical layout with ample space for dining. Together, these rooms provide a fantastic open-plan feel while maintaining distinct zones for everyday living.

Upstairs, the first floor landing leads to two generously proportioned double bedrooms, both offering plenty of space for bedroom furniture and storage. The family bathroom is modern and functional, completing the upper level accommodation.

Outside, the property benefits from its corner position, resulting in a particularly spacious and private rear garden — ideal for summer entertaining, gardening, or simply unwinding. To the side there is a separate garage and dedicated off-road parking space, providing secure and convenient parking.

This home would suit a range of buyers, from first-time purchasers to those looking to downsize or invest in a sought-after location. With its convenient position on a well-regarded estate, it offers easy access to local amenities, schools, and transport links.

Agents Note

Freehold

EPC Rating: D63

Tewkesbury Borough Council Band: B

Mains Gas, Electric and Water are connected.

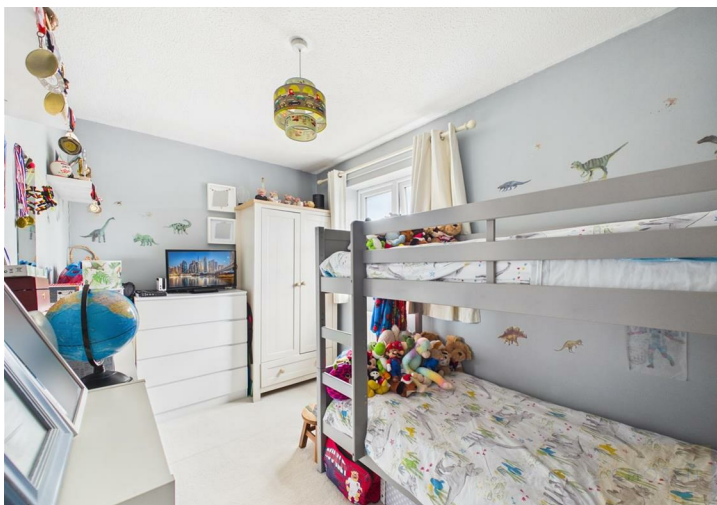
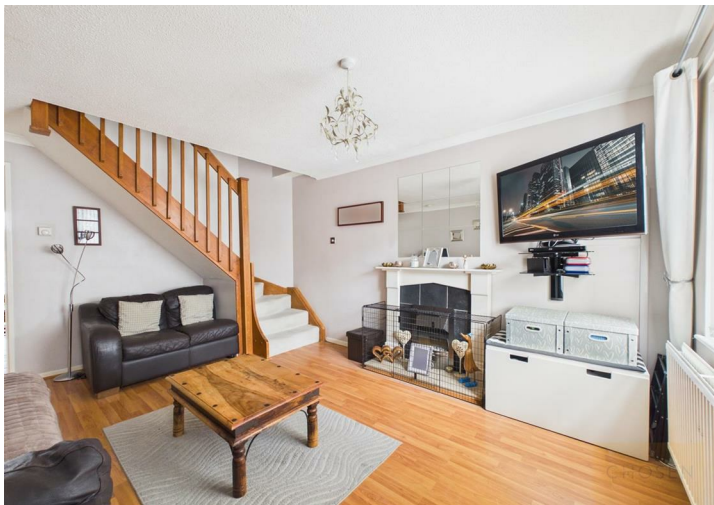
Fibre Broadband is available in the area.

Flood Risk: Very Low

- Two double bedrooms
- Semi-detached home
- Corner plot location
- Separate garage
- Off road parking
- Ideal starter home
- EPC Rating - D63
- Council Tax Band - B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area^m

547 ft²

Reduced headroom

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

