Murdock & Wasley
ESTATE AGENTS



3 Kaybourne Crescent

Churchdown, Gloucester, GL3 2HL

£360,000

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We are delighted to welcome to the open market, for the first time since new in 1961, this much-loved and spacious three double bedroom semi-detached bungalow, tucked away in a quiet and highly desirable location in Churchdown Village.
The accommodation comprises a welcoming entrance hallway, a generous kitchen/diner, a bright and comfortable lounge, three double bedrooms, and a family bathroom — offering well-balanced and versatile living space throughout.
Externally, the property benefits from an enclosed, low-maintenance rear garden, perfect for easy upkeep, while to the front there is a garage and driveway providing off-road parking.







Entrance Hallway
Approached via Upvc double glazed front door, radiator, laminate flooring, power points, access to loft via hatch, doors to all rooms.

Open Plan Kitchen/Diner
Upvc double glazed windows to both sides, Upvc double glazed french doors to rear & single door to side, eye & base level units with roll edge work tops, electric oven with gas hob & hood, sink/drainer, built in fridge/freezer & washing machine, space for further appliances, cupboard housing combination boiler, two radiators, power points.

Lounge
Upvc double glazed windows to front, radiator, power points, television point.

Bedroom 1
Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 2
Upvc double glazed windows to rear, radiator, power points.

Bedroom 3
Upvc double glazed windows to side, radiator, power points, built in wardrobes.

Bathroom
Upvc frosted double glazed window to side, walk in shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

Rear Garden
An enclosed area which is maintenance free, variety of flower & shrubs. Cold water tap, gated side access.

Garage
Up & over door.

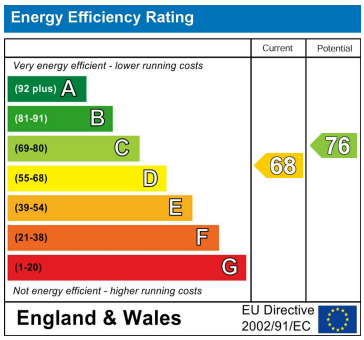
Tenure
Freehold.

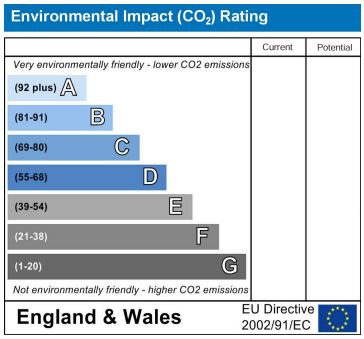
Services
Mains water, gas, electricity & drainage.

Local Authority
Tewkesbury Borough Council- D

Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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