



40 The Manor Church Road, Churchdown, Gloucester,
Gloucestershire, GL3 2HT

£225,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in the sought-after 'The Manor' development for over 55s, in the heart of Churchdown Village, this delightful two-bedroom bungalow is offered to the market with no onward chain.

The property features a spacious living room with new electric fire, modern fitted shower room, and two generously sized bedrooms, with the master bedroom benefiting from fitted wardrobes. The airing cupboard boasts a brand new Worcester combination boiler.

Outside, a private rear patio provides a peaceful outdoor retreat, with an electric awning to provide much needed shade in the hotter weather and it is also complemented by beautifully maintained communal gardens.

Residents can take advantage of the communal lounge, perfect for social gatherings, as well as visitors' accommodation for friends and family.

There is also a communal car park on a first-come, first-served basis.

This property offers a wonderful blend of comfort, convenience, and community living.

Agents Note.

Leasehold.

No pets allowed

EPC Rating: D67

Tewkesbury Borough Council Band: B

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Lease Information:

125 years from 1987 - 88 years remaining.

Service Charge of Approx. £1592 per annum

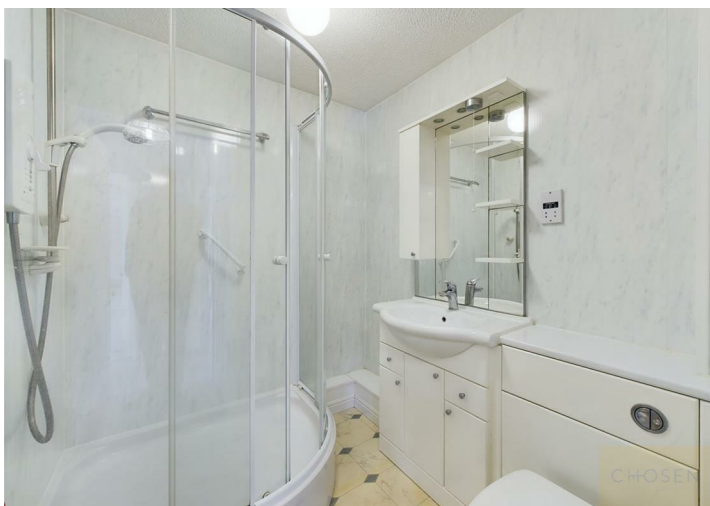
Buildings Insurance of Approx. £123.50 per

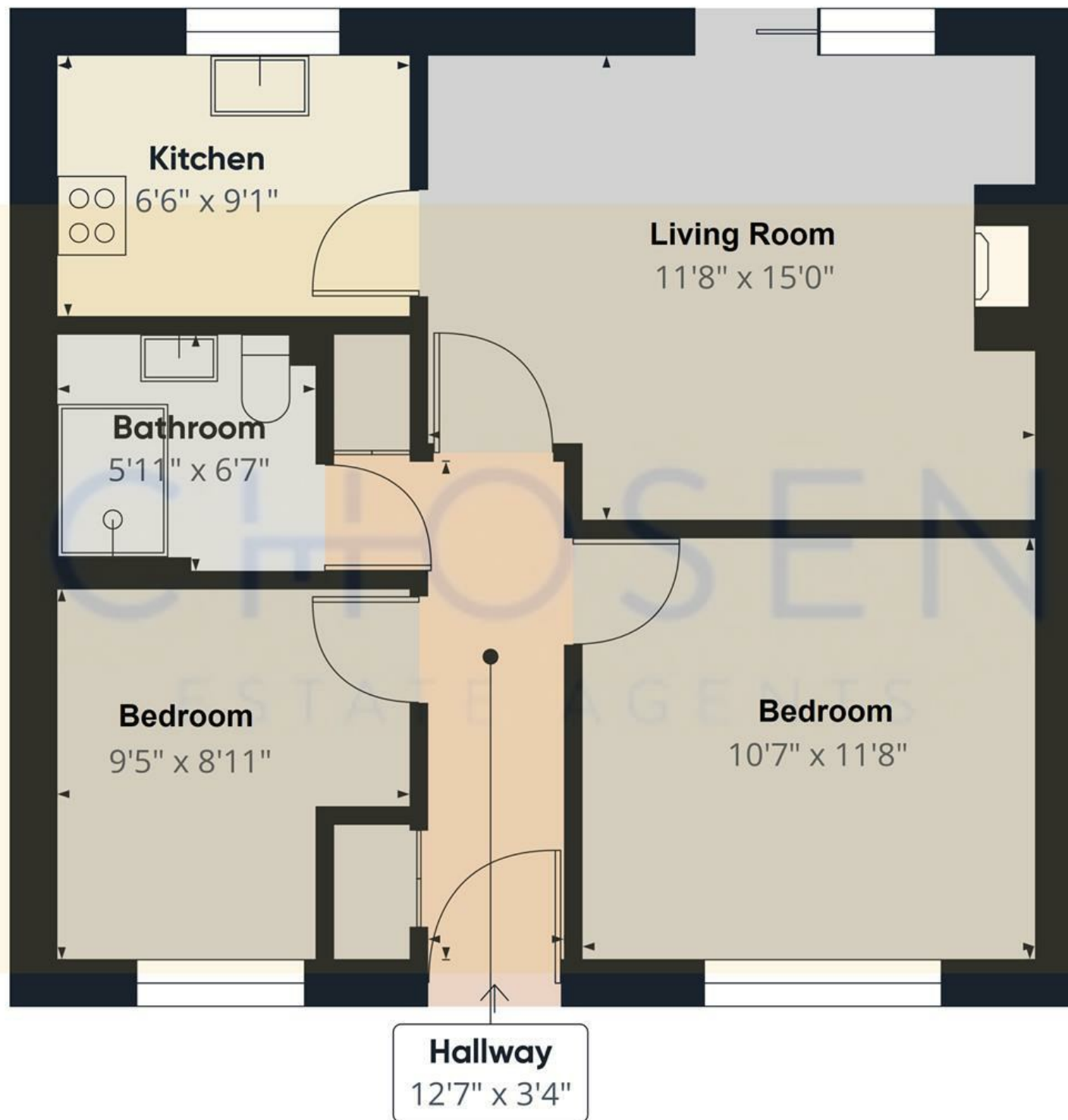
annum

- Two Generous Bedrooms
- No Onward Chain
- Communal Lounge and Gardens
- Brand New Boiler
- Council Tax Band: B
- Over 55s Development
- Private Rear Patio
- Bungalow With Own Private Entrance
- EPC Rating: D67

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
532.7 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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