



88 Cheltenham Road East, Churchdown, Gloucester, GL3 1AD

£400,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

A Beautifully mModernised Four-Bedroom Semi-Detached Home In the Heart of Churchdown!

Having been tastefully updated and lovingly maintained by the current owner, this impressive four-bedroom semi-detached home offers the perfect blend of character, space and modern family living. Situated in a highly sought-after Churchdown location, the property boasts fantastic versatile accommodation, generous off-road parking and a fantastic rear garden complete with a detached home office.

The accommodation begins with a welcoming entrance hall leading to a cosy living room featuring a bay window and plenty of natural light. At the heart of the home is a beautiful open-plan kitchen/dining room, creating a sociable space ideal for everyday family life and entertaining alike. A useful ground floor office/bedroom provides excellent flexibility for those working from home, guests or growing families, while a convenient cloakroom completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms and a stylish family bathroom, all presented to an excellent standard throughout.

Externally, the property continues to impress. To the front is a large gravelled driveway providing ample off-road parking, while to the rear is a substantial and mature garden stretching away from the house, offering plenty of space for children to play, keen gardeners to enjoy or families to entertain. A detached garden office provides an ideal workspace, studio or hobby room, making this home perfectly suited to modern lifestyles.

Located within easy reach of highly regarded schools, local amenities, transport links and Churchdown's popular village centre, this is a fantastic opportunity to acquire a move-in-ready family home in one of Gloucester's most desirable suburbs.


Agents Note.

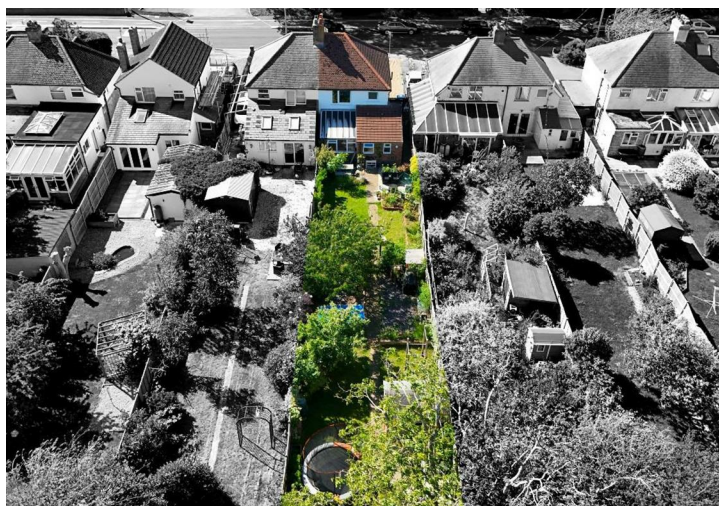
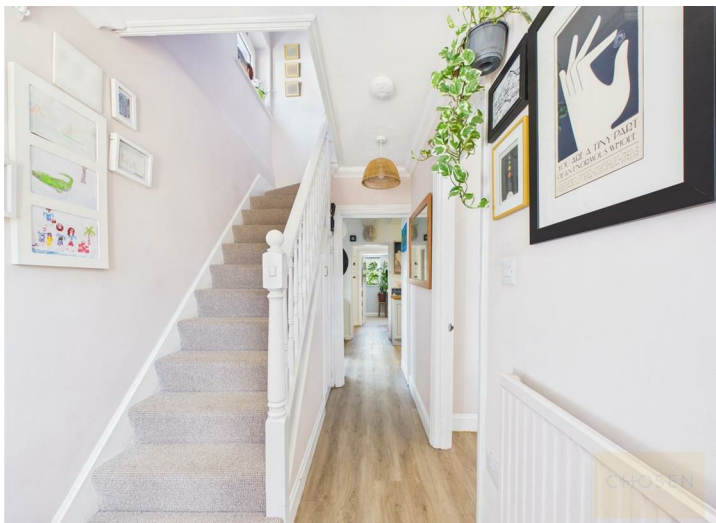
Freehold
EPC Rating: D56
Tewkesbury Borough Council Band: C
Mains Gas, Electric and Water are connected.

Flood Risk: Very Low

- Beautiful Four Bedroom Semi-Detached Home
- Extensive, Mature Rear Garden With Outdoor Garden Office/Gym Space
- Living Room, Kitchen-Diner And Office Space Downstairs
- EPC Rating: D56 (This is an old EPC, the work the seller has done would likely improve this)
- Modernised Throughout By Current Owner
- Gravelled Driveway Providing Ample Off Road Parking
- Downstairs Bedroom Creating Incredibly Versatile Living
- Council Tax Band: C

Energy Efficiency Rating

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





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1041 ft²

(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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