



R B WALTERS
ESTATE AGENTS



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*68, Golden Vale, Churchdown,
Gloucestershire, GL3 2LU.*

£280,000

Well presented home with garage and parking for 2 cars and ideally located for Churchdown and Chosen Hill schools.

This semi-detached home is offered for sale in good order throughout by the current owners and enjoys a good position with open space to the front and a private garden to the rear. The ground floor has a lounge with double doors to the dining room. There is also a kitchen and cloakroom. Upstairs there are 3 bedrooms and a family bathroom. The rear garden is enclosed with gated access and enjoys almost total privacy. There is a garage and parking off road for two cars.

Being sold by motivated sellers, the property is within walking distance of the local village schools as well as all your everyday amenities and has a good bus service providing easy access to Gloucester and Cheltenham. The M5 motorway is about 5 minutes drive away.

Services

Gas Central heating

Electric

Mains Drainage and Water

Broadband Available.

Entrance Hall

WC

5' 5" x 2' 9" (1.65m x 0.84m)

Living Room

17' 2" x 11' 2" (5.23m x 3.40m)

Dining Room

12' 10" x 8' 11" (3.91m x 2.72m)

Kitchen

9' 10" x 9' 10" (2.99m x 2.99m)

First Floor Landing

Bedroom

11' 2" x 10' 1" (3.40m x 3.07m)

Bedroom

12' 11" x 8' 11" (3.93m x 2.72m)





Bedroom
9' 10" x 9' 10" (2.99m x 2.99m)

Bathroom
7' 6" x 5' 5" (2.28m x 1.65m)

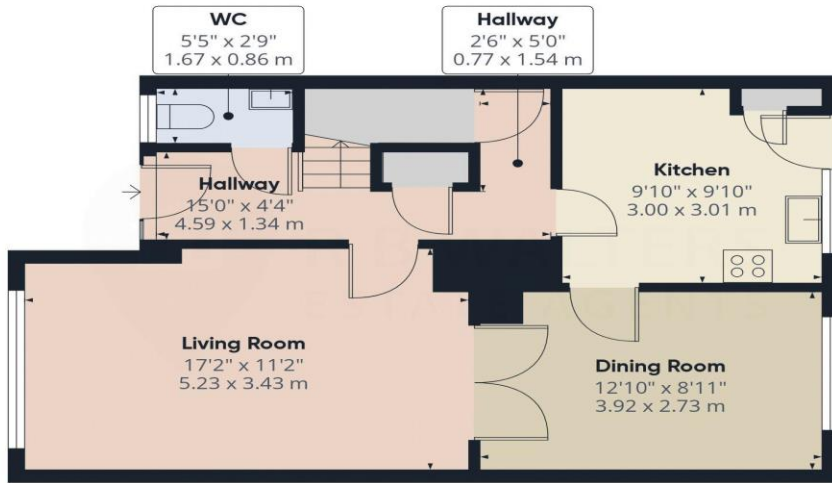
Outside

Driveway Parking 2 Cars

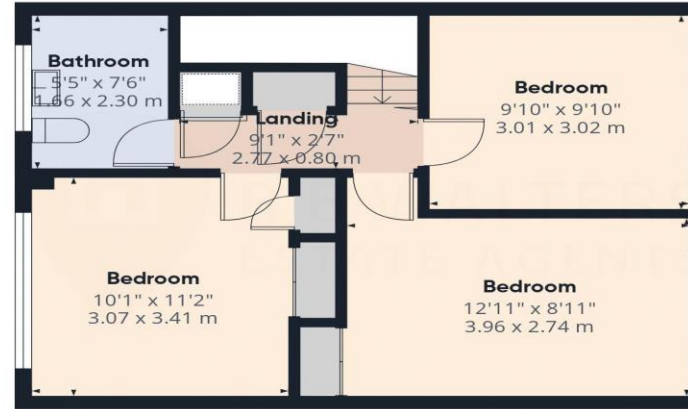
Garage
19' 4" x 8' 4" (5.89m x 2.54m)

Rear Garden





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1094 ft²
101.7 m²

(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

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