



SALES & LETTINGS



Church Road, Churchdown, Gloucester
Gloucestershire GL3 2HT

Offers in the Region Of £220,000

- TWO BEDROOM BUNGALOW
- OVER 55'S
- NEW GAS BOILER
- RESIDENTS LOUNGE AND VISITORS ACCOMODATION
- DESIRABLE LOCATION
- PRIVATE PATIO AREA

Village** Situated in the highly desirable 'The Manor' development in the heart of Churchdown Village, this delightful two-bedroom bungalow is offered to the market with no onward chain, presenting an excellent opportunity for comfortable and convenient living.

The property welcomes you with an entrance hall leading into a light and spacious lounge/dining room, complete with a new electric fire and an open flow into the fitted kitchen.

There are two generously sized bedrooms, with the master bedroom benefiting from a range of fitted wardrobes and furniture, while the second bedroom offers flexible space for guests or hobbies. A modern, well-appointed shower room completes the interior.

Additional features include a brand new Worcester combination gas central heating boiler housed in the airing cupboard, ensuring efficiency and peace of mind. Outside, the bungalow enjoys its own private rear patio area, perfect for relaxing while overlooking the beautifully maintained communal gardens.

Residents of The Manor benefit from a welcoming community atmosphere, including: A communal lounge hosting social events Visitors' accommodation for friends and family Communal parking (first-come, first-served) Ideally located on Church Road, the property is just a short distance from a variety of local shops, amenities, and regular bus services to Cheltenham and Gloucester.

This property offers a wonderful blend of comfort, convenience, and community living which is perfect for those looking to enjoy a relaxed and well-connected lifestyle.

Lease details: 125 yrs from 01/08/1987 Over 55's Service charge currently: £1592 paid annually
Yearly Insurance: £123.50.



Situation

Churchdown is a highly sought-after village in Gloucestershire, offering an excellent quality of life for families and professionals. The area boasts a range of amenities, including local shops, cafes, bars, doctors surgery/chemists and community facilities, as well as outstanding schools. Surrounded by beautiful countryside, residents can enjoy scenic walks, parks, and outdoor activities. With easy access to Gloucester, Cheltenham, and major transport links, Churchdown combines village charm with modern convenience, making it an ideal place to live.

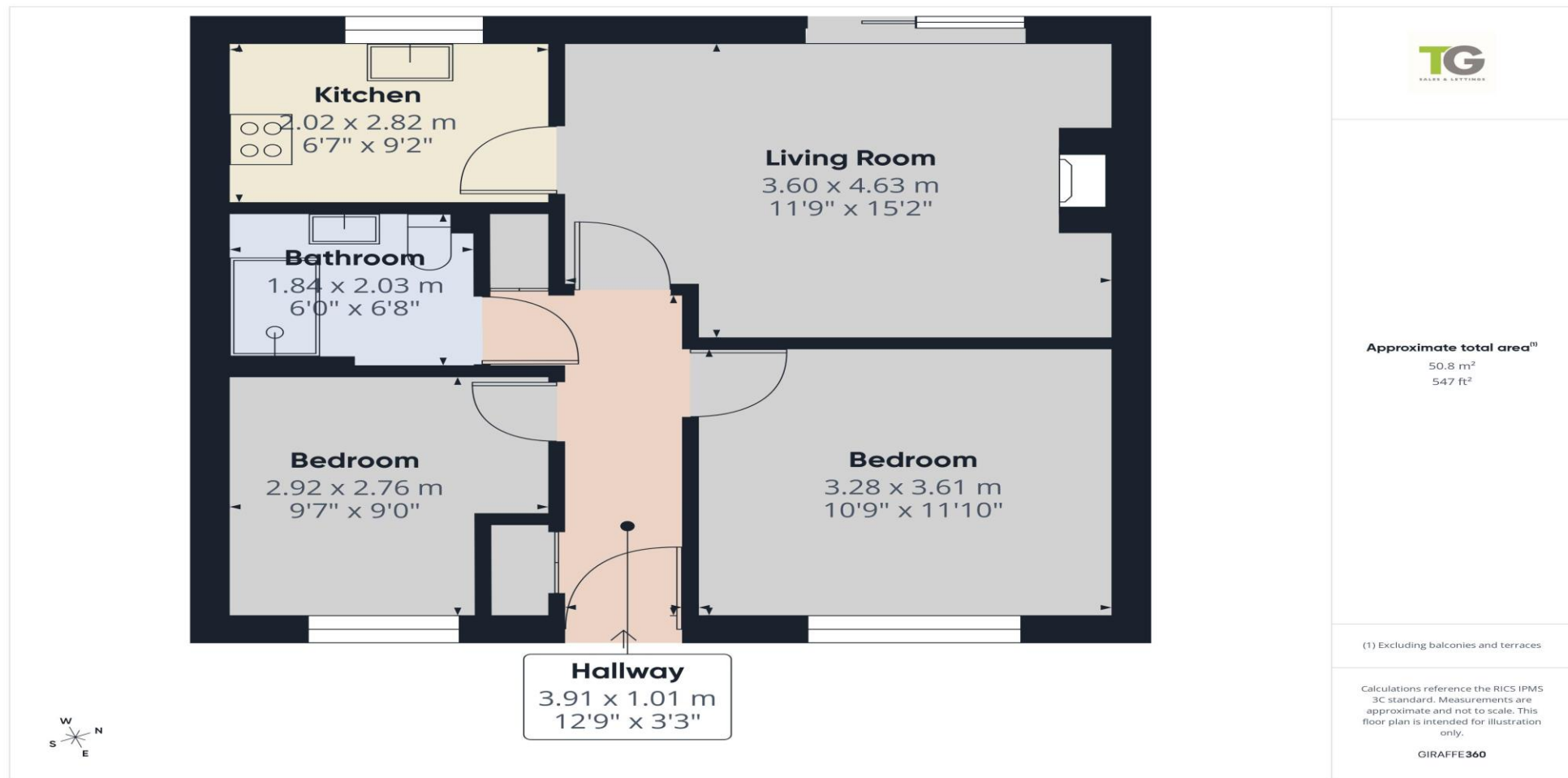
Tenure Leasehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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