

13 Saddler Road, Churchdown, Gloucester, GL3 1GP

£265,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Two Bedrooms | Two Off Road Parking Spaces | Churchdown | Perfect First Time Purchase

This modern two bedroom terraced home in Churchdown comes with two allocated parking spaces directly to the front, an enclosed garden and a pleasant outlook to the rear.

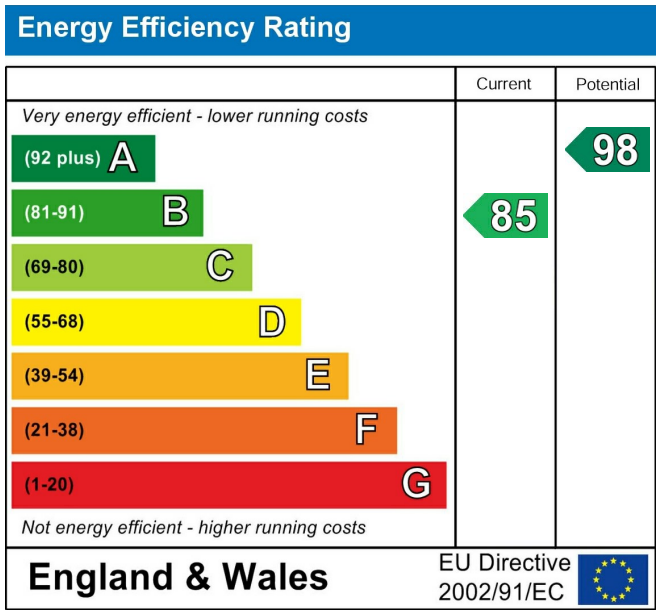
The entrance hall leads to a separate kitchen at the front of the house and a handy downstairs cloakroom. To the rear, the spacious living room has room for both a sofa and a dining table, with French doors opening onto the patio.

Upstairs, the generous main bedroom enjoys the rear outlook and has its own en suite shower room. The sizeable second bedroom is currently set up as a home office, but would work equally well as a guest bedroom or nursery. A separate bathroom off the landing completes the first floor.

Outside, the enclosed rear garden is fairly low maintenance, with a paved seating area perfect for alfresco dining, a section of lawn and a gate at the back.

With parking for two cars, two bathrooms upstairs and a garden to enjoy, this is a great option for anyone looking to buy their first home in Churchdown.

- Immaculately Presented Two Bedroom Home
- A Perfect First Time Purchase Or Buy To Let Investment
- Two Allocated Off Road Parking Spaces
- Downstairs WC, Family Bathroom Upstairs And An En-Suite
- Two Double Bedrooms
- Enclosed Rear Garden With Rear Access
- Leafy Green Outlook To The Rear
- Convenient Access To The M5 Helping With The Commutes
- EPC Rating: B85
- Council Tax Band: B



Agents Note.
Freehold
EPC Rating: B85
Tewkesbury Borough Council Band: B
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk: Very Low

Broadband (estimated speeds)
Standard 11 mbps
Superfast -
Ultrafast 1800 mbps

Annual estate charge of approximately £97.50 (as of 2026)

2 Church Road, Churchdown, Gloucestershire, GL3 2ER
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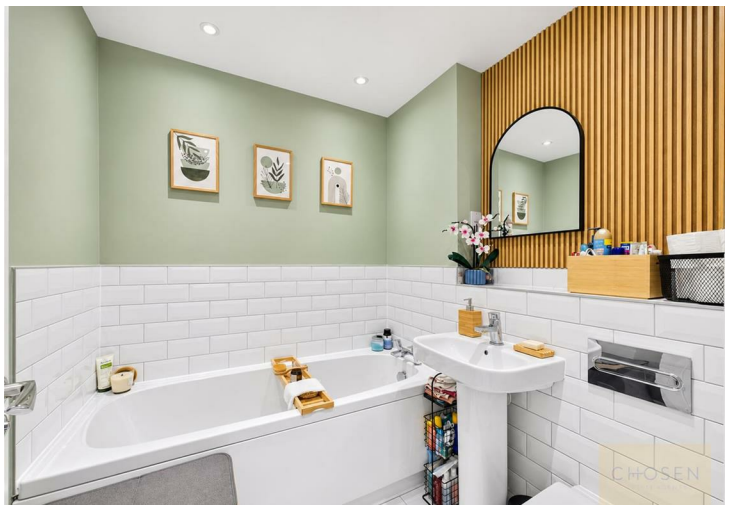
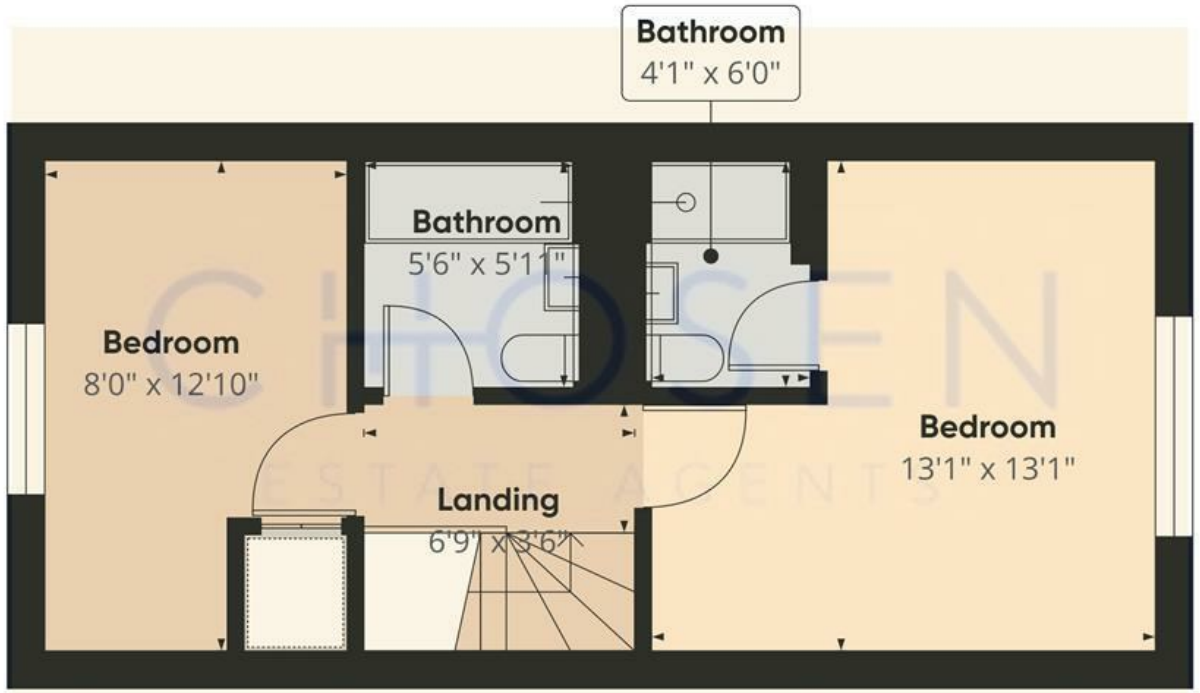





Floor 0



Floor 1

E
N
S
W

Approximate total area(1)

704 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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