

8 Eastholm Lawns Parton Road, Churchdown, Gloucester, GL3 2JJ

£150,000

CHOSEN
ESTATE AGENTS

Offering well proportioned accommodation throughout, this one bedroom property presents an excellent opportunity for first time buyers looking to get onto the property ladder, those looking to downsize or investors seeking an addition to their portfolio. With a range of local amenities within walking distance and convenient transport links to both Cheltenham and Gloucester, the property is ideally positioned for everyday living.

Upon entering the property, you are welcomed into an entrance hallway, with stairs leading up to the main accommodation. The first floor offers a practical layout, with all rooms conveniently accessed from the central landing.

The living room is a particularly generous space, offering plenty of room for comfortable seating and additional furniture, making it an ideal area for relaxing or entertaining. The separate kitchen provides a practical space for everyday cooking, with room for essential appliances and storage.

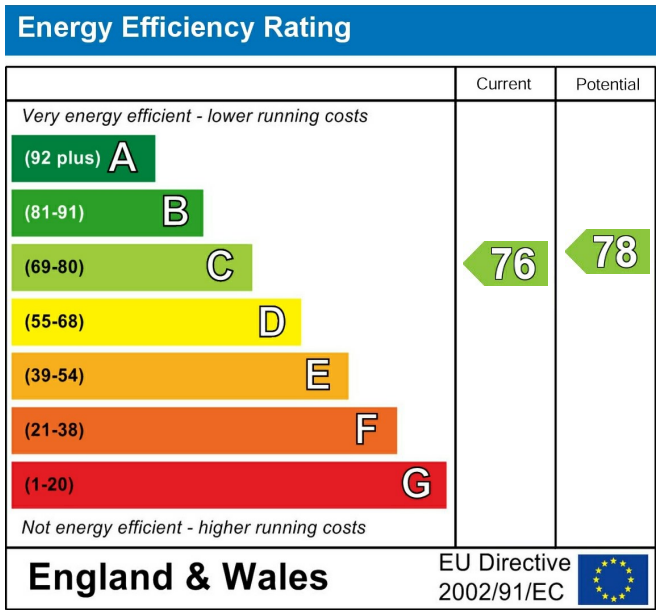
The bedroom is another excellent size, comfortably accommodating a double bed alongside additional bedroom furniture. Completing the accommodation is the bathroom, conveniently positioned off the landing. The property also benefits from gas central heating, provided by a gas combi boiler.

The location is another real advantage, with the village centre just a short walk away, alongside a doctors' surgery, pharmacy and Community Centre. For those needing to travel further afield, a bus stop is also just a few minutes' walk from the property, providing services into both Cheltenham and Gloucester city centres.

Overall, this is a fantastic opportunity for buyers looking for a manageable, easy to maintain home in a convenient and well connected location. With generously sized principal rooms and excellent access to everyday amenities, the property is well suited to a variety of buyers.

- One Bedroom Maisonette
- Potential Rental Income Of £850 Per Calendar Month
- Edge of Churchdown Village
- Ideal for First Time Buyers or Investors
- Communal Car Park
- No Onward Chain
- EPC Rating: C76
- Council Tax Band: A

Agents Note
Leasehold.
999 years (less 1 day) from 29 September 1980 -
953 years remaining.
Service Charge & Ground Rent: Approximately
£727.44 per annum
EPC Rating: C76
Tewkesbury Borough Council Band: A
Mains Gas, Electric and Water are connected.

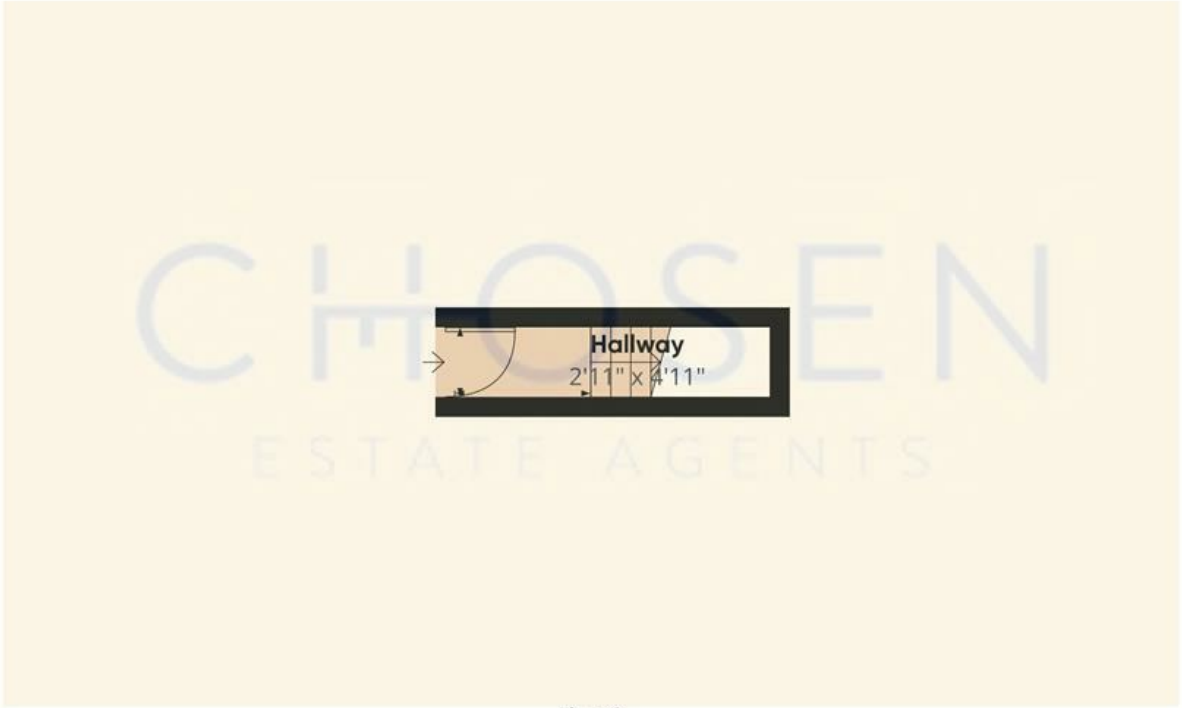


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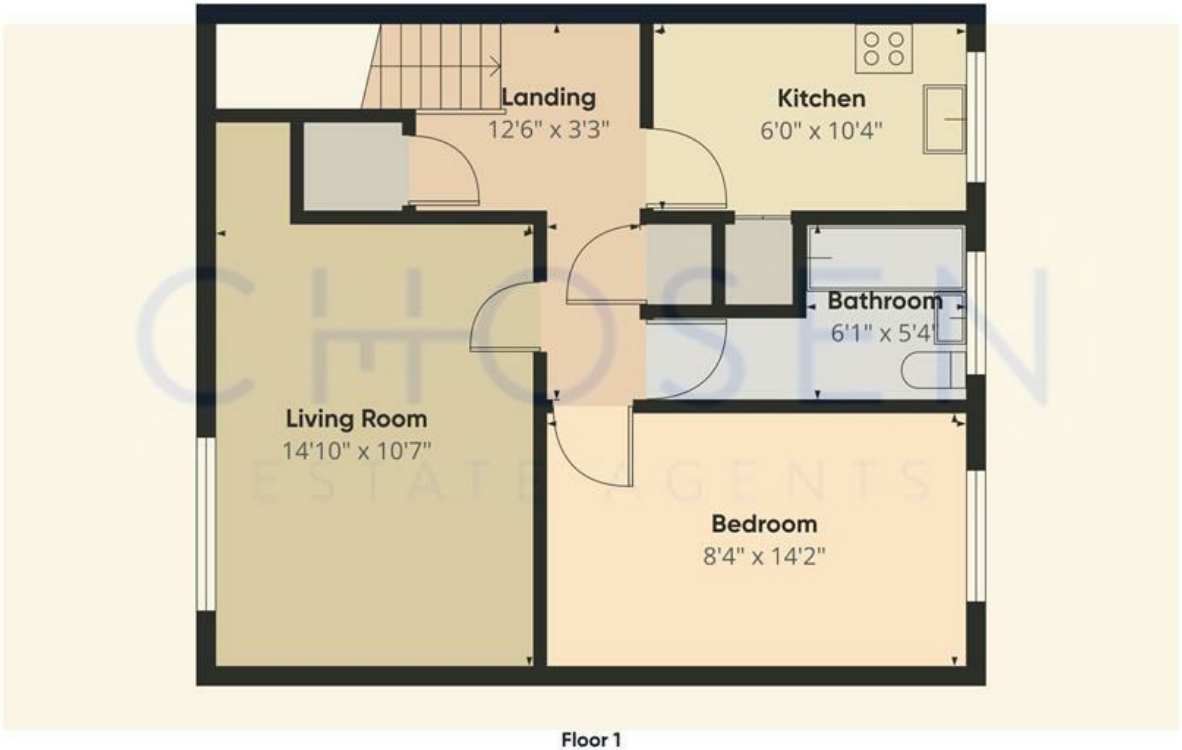






Floor 0



Floor 1

Approximate total area(1)

518 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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