



48 Orchard Way, Churchdown, Gloucester, GL3 2AW

£325,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Nestled in a popular residential area of Churchdown, this well-proportioned three-bedroom semi-detached home offers versatile living space and a generous garden, making it an excellent option for families or those seeking flexible accommodation.

Upon entering the property, you are welcomed into an entrance hall which provides access to the front reception room and leads through to the main living areas. To the front of the property sits a bright reception room, currently being utilised as a fourth bedroom, offering an ideal space for guests, a playroom, or a home office. Continuing through the property, there is a comfortable sitting room featuring a charming log burner – perfect for cosy evenings. Towards the rear, the home opens up into a bright and spacious open-plan kitchen and dining area, creating a wonderful social space for family life and entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers two generous double bedrooms alongside a well-sized single bedroom, all served by a family bathroom.

Externally, the rear garden is of excellent size, providing plenty of space for outdoor enjoyment. A standout feature of this property is the large, fully insulated summer house with double glazing – ideal for use as a home office, studio, gym, or garden retreat.

Situated in a desirable part of Churchdown, this home offers easy access to local schools, shops, and transport links between Gloucester and Cheltenham, making it a fantastic choice for those seeking both comfort and convenience.

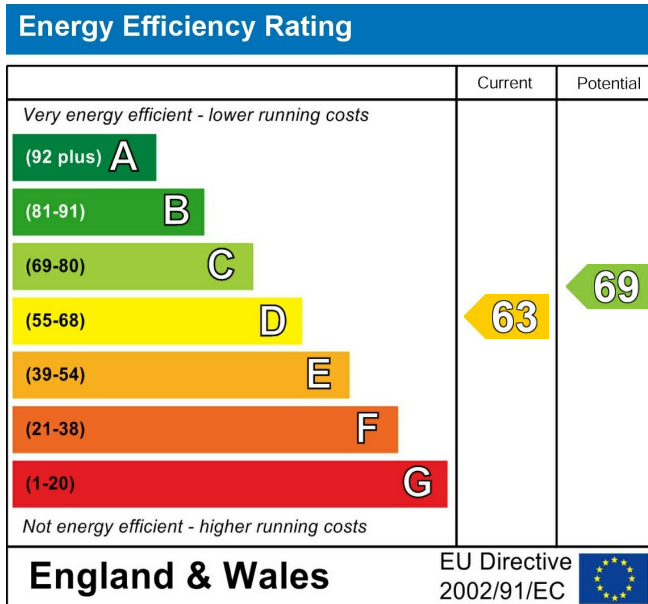
### Agents Note

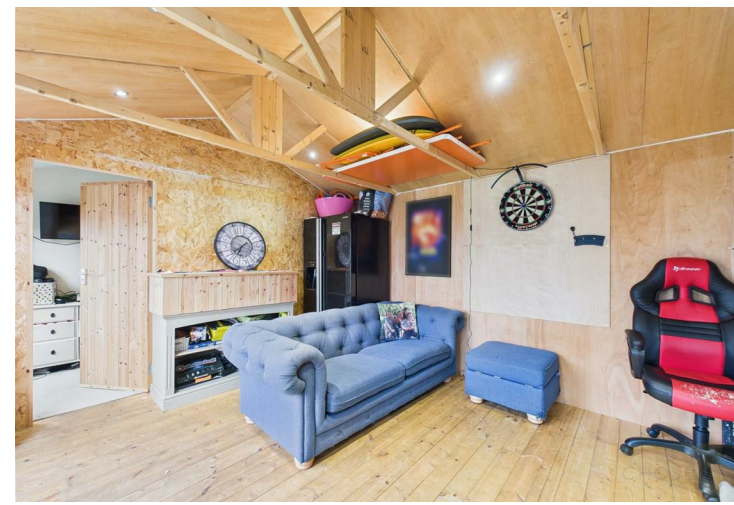
Freehold  
 EPC Rating: D63  
 Tewkesbury Borough Council Band: C  
 Mains Gas, Electric and Water are connected.  
 Fibre Broadband is available in the area.

### Flood Risk:

Rivers & Seas: Very Low  
 Surface Water: Low

- Versatile three-bedroom semi
- Bright and open kitchen/diner
- Generous rear garden
- EPC Rating - D63
- Sitting room with log burner
- Option to have fourth bedroom
- Large summer house
- Council Tax Band - C



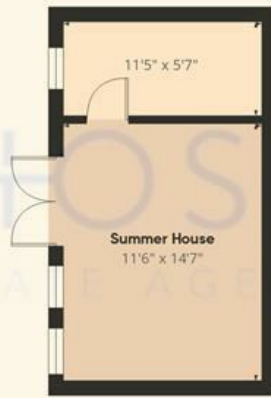




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1152 ft<sup>2</sup>

(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.