



8 Kerria Court Vervain Close, Churchdown, Gloucester, GL3 1LT

£125,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

A charming first floor apartment situated in a quiet cul-de-sac in the popular village of Churchdown, this well-presented property offers an excellent opportunity for first time buyers or investors. Offered with no onward chain and presented in fair condition throughout, it provides a practical and comfortable layout ideal for modern living.

As you enter the apartment, you step directly into the spacious sitting room, which forms the heart of the home. This bright and generous living space is perfect for relaxing or entertaining, with ample room for a sofa suite and additional furniture. Large windows flood the area with natural light, creating a warm and welcoming atmosphere.

A central hallway leads off to the remaining accommodation. The separate kitchen is well equipped with fitted units and good work surfaces, making it a functional space for everyday cooking. The generously proportioned double bedroom offers a peaceful retreat, easily accommodating a double bed, wardrobes and bedside furniture. Completing the home is the modern bathroom with a three-piece suite including bath, wash basin and WC.

In fair condition, this apartment represents fantastic value with scope for cosmetic improvements to personalise the space. It would make an ideal first home or a strong rental investment in a sought-after location.

Churchdown benefits from a wide range of local amenities including shops, schools and recreational facilities, with excellent transport links to Gloucester, Cheltenham and beyond. The surrounding countryside also provides beautiful open spaces for outdoor living.

### Agents Note

Leasehold.

Length of lease: 999 years from January 1994 - 967 years remaining.

Service charge and ground rent: £960 per annum.

Mains Electric and Water are connected.

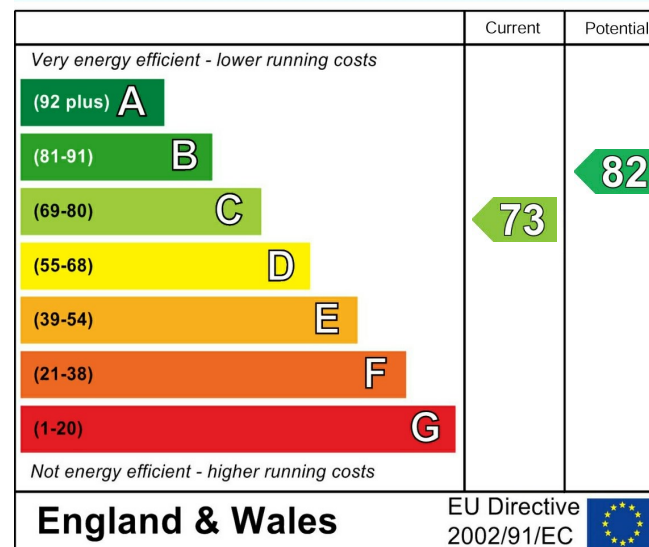
Fibre Broadband is available in the area

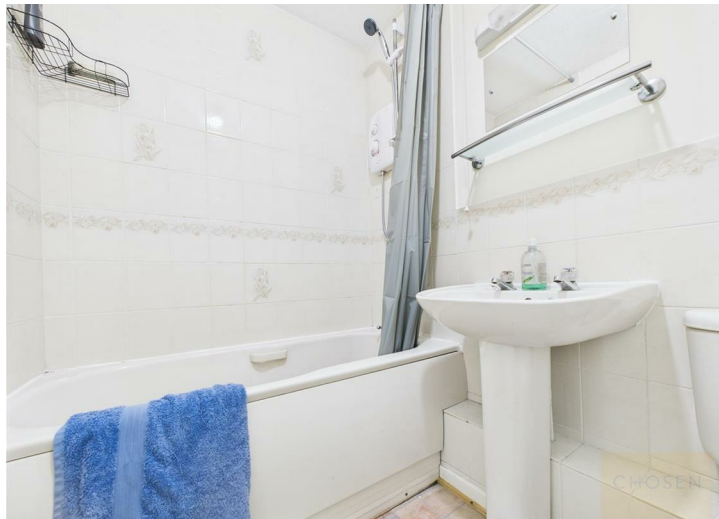
Tewkesbury Borough Council: Band A

EPC Rating: C73

- First Floor Apartment
- Double Bedroom
- Cul-de-Sac Location
- No Onward Chain
- Electric Heating
- One Allocated Parking Space
- Council Tax Band A
- EPC Band - C73

## Energy Efficiency Rating







Approximate total area<sup>(1)</sup>  
355 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.