

15 Winston Road, Churchdown, Gloucester, GL3 2QZ

£315,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

ffering fantastic potential throughout, this three-bedroom semi-detached home presents an exciting opportunity for buyers looking to create something truly special. With a generous west-facing rear garden, extensive off-road parking and a detached double garage complete with an inspection pit, this is a property with plenty to offer.

Whilst the accommodation would benefit from modernisation, the space, layout and generous plot provide an excellent starting point for anyone looking to put their own stamp on a home, with further potential to extend, subject to the necessary planning permissions.

The ground floor comprises an entrance hallway, a well-proportioned sitting room with a bay window to the front, a separate dining room, kitchen and a conservatory overlooking the rear garden. The existing layout offers plenty of flexibility, with exciting possibilities to reconfigure the accommodation to create a more contemporary, open-plan living space.

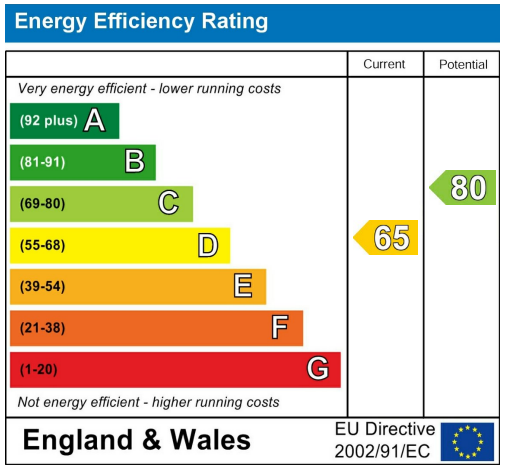
Upstairs, there are three bedrooms, including two generous doubles, alongside a shower room.

Outside is where this property really comes into its own. The excellent west-facing rear garden provides a wonderful space to enjoy the afternoon and evening sunshine, with plenty of room for entertaining, landscaping or potentially extending the existing accommodation.

A particular highlight is the detached double garage, which benefits from an inspection pit, making it ideal for car enthusiasts, additional storage or workshop use. The property also offers off-road parking for multiple vehicles.

With so much potential both inside and out, this is a fantastic opportunity to transform a traditional family home into something exceptional.

- Three bedroom semi-detached
- Incredible potential
- Scope to extend (STPP)
- Generous Rear Garden
- Ample Off Road Parking
- Large detached garage
- EPC Rating - D65
- Council Tax Band - C




Agents Note
Freehold.
EPC Rating: D65
Tewkesbury Borough Council Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk - Very Low
Surface Water - Very Low

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GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.




TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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