

64 Melville Road, Churchdown, Gloucester, GL3 2RG

£325,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in a popular residential area of Churchdown, this three bedroom semi-detached home offers well-proportioned accommodation, generous off-road parking and a fantastic south-west facing rear garden. With plenty of potential for buyers looking to put their own stamp on a property, this home would make an excellent purchase for families and first-time buyers alike.

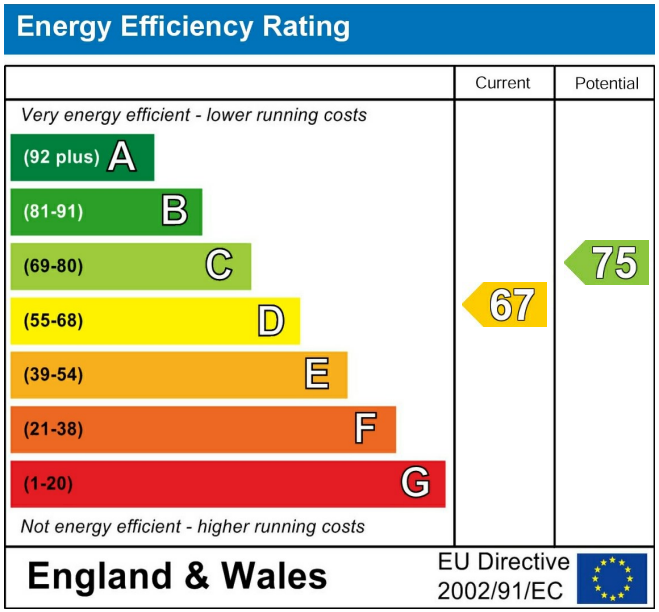
The ground floor accommodation begins with an entrance hallway, providing access to a convenient downstairs WC and the main living areas. The living room benefits from a bay window to the front, allowing plenty of natural light to fill the space. A separate dining room provides an ideal setting for family meals and entertaining, with direct access to the rear garden. The kitchen offers a practical layout with excellent scope for modernisation.

Upstairs, the property offers three bedrooms, comprising two well-proportioned double bedrooms and a third bedroom which could equally serve as a nursery or home office. A family bathroom completes the first floor accommodation.

Outside, one of the property's standout features is the generous south-west facing rear garden, providing an excellent amount of outdoor space and enjoying plenty of afternoon and evening sunshine. To the front, the property further benefits from off-road parking for multiple vehicles.

Whilst offering comfortable accommodation in its current layout, the property presents a fantastic opportunity for buyers to modernise and enhance the home over time, creating a wonderful long-term family home.

- Three Bedroom Semi-Detached Home
- Generous Rear Garden
- Driveway Providing Off Road Parking For Multiple Vehicles
- Conveniently Located Close To Local Schools
- Potential To Extend (Subject To Relevant Planning)
- Downstairs WC And Upstairs Bathroom
- EPC Rating: D67
- Council Tax Band: C



Agents Note
Freehold
EPC Rating: D67
Tewkesbury Borough Council Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

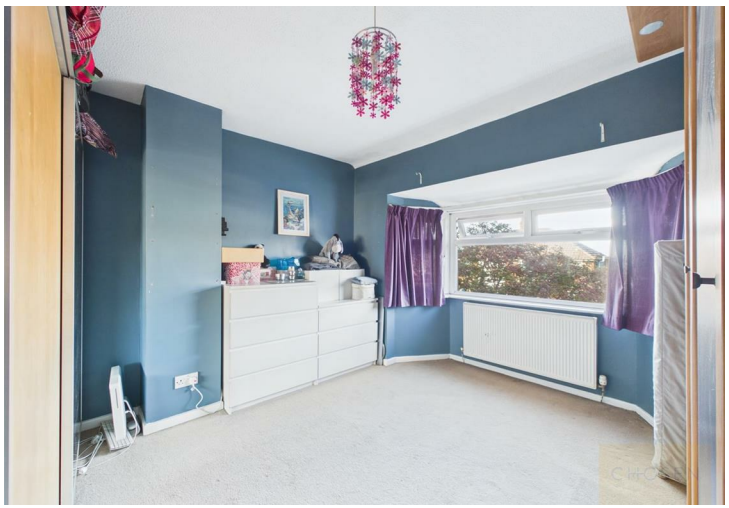
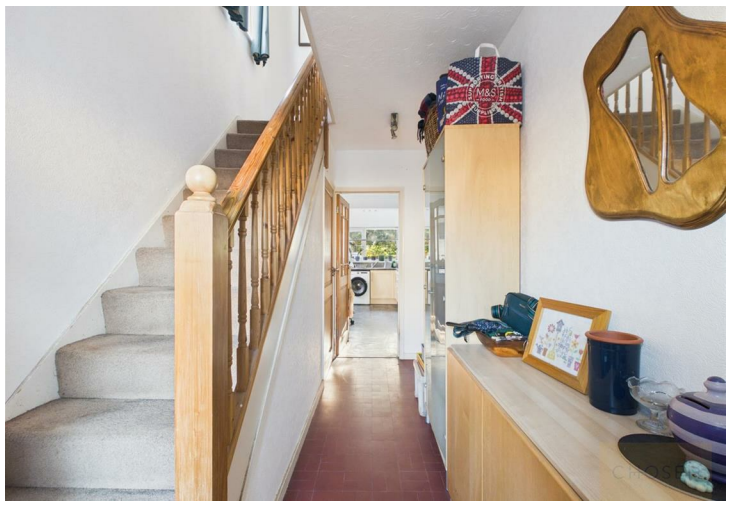
Flood Risk: Very Low

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Floor 0



Floor 1



Approximate total area(1)

881 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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