



25 Holtham Avenue, Churchdown, Gloucester, GL3 2AR

£325,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

An extended three bedroom semi-detached house offering spacious and well-presented accommodation, with a particularly impressive open-plan kitchen and living area, two double bedrooms with built-in wardrobes, a generous rear garden and off-road parking for two vehicles.

The property has been thoughtfully extended to create a modern and sociable living space, making the open-plan kitchen/living area the real focal point of the home. The generous proportions provide plenty of room for both everyday family life and entertaining, with the kitchen and living areas flowing seamlessly together.

The ground floor also benefits from a separate living room, providing a useful additional reception space away from the main open-plan area. There is also a useful utility room and downstairs WC, adding further practicality to the accommodation.

Upstairs, there are three bedrooms, with the two larger bedrooms both benefiting from built-in wardrobes and providing excellent storage. The third bedroom offers a versatile space that could also be used as a home office, nursery or dressing room if required. A well-appointed family bathroom completes the first floor.

Outside, the property enjoys a spacious rear garden which offers plenty of potential for a new owner. The garden provides a good amount of outdoor space for relaxing, entertaining and family use, while also offering scope for landscaping and further improvement to suit individual requirements.

To the front of the property, there is off-road parking for two vehicles, providing convenient private parking.

Overall, this is a fantastic opportunity to acquire an extended and relatively modern three bedroom semi-detached home in Churchdown. With its generous open-plan living space, useful additional reception room, utility and WC, built-in bedroom storage, spacious rear garden and off-road parking, the property offers a great balance of modern living, practicality and future potential.

Agents Note

Freehold

EPC Rating: C73

Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk: Very Low

- Three bedroom semi-detached
- Large extension to rear
- Spacious open-plan kitchen/living area
- Separate living room plus utility room & WC
- Generous rear garden with plenty of potential
- Off-road parking for two vehicles
- EPC Rating - C73
- Council Tax Band - C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Floor 0



Floor 1

Approximate total area⁽¹⁾

923 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.

GIRAFFE360

