



16 Minstrel Way, Churchdown, Gloucester, GL3 1NS

£225,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

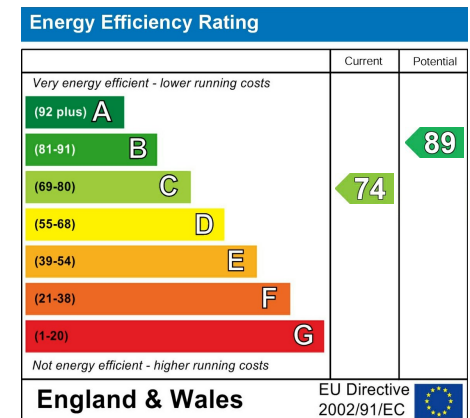
This charming two-bedroom mid-terrace house offers an excellent opportunity for first-time buyers, young professionals, couples, or small families seeking a ready-to-move-into home with the significant advantage of no onward chain, allowing for a smooth and speedy purchase.

The property benefits from two off-road parking spaces to the rear – a highly desirable feature that provides secure, private parking away from the street. Complementing this is a fully enclosed rear garden, creating a private, sheltered outdoor space ideal for relaxing, entertaining, alfresco dining, growing plants, or simply enjoying some fresh air in peace.

Internally, the accommodation is well-proportioned and thoughtfully arranged across two floors, delivering bright, practical, and welcoming living space. The front door opens directly into a spacious and inviting living room – a comfortable, naturally lit area perfect for relaxing with family and friends, watching TV, or unwinding at the end of the day. A doorway leads seamlessly through to the kitchen, which offers plenty of room for cooking, casual dining, and everyday use. Fitted with practical units and work surfaces, the kitchen provides ample scope to personalise, update, or modernise to suit your own style and preferences.

A staircase rises to a handy landing that provides access to both bedrooms and the family bathroom. The principal bedroom is a generously sized double room, easily accommodating a full range of bedroom furniture while offering a calm and peaceful retreat. The second bedroom is a versatile space, well suited as a double, single, home office, guest room, or nursery depending on your current lifestyle needs. Completing the first-floor accommodation is the family bathroom, fitted with a modern suite – ready for immediate daily family use.

- Two-bedroom mid-terrace house
- No onward chain
- Two off-road parking spaces
- Fully enclosed private rear garden
- Cul-de-sac location
- Close to local amenities
- EPC Rating - C74
- Council Tax Band - B



Agents Note

Freehold

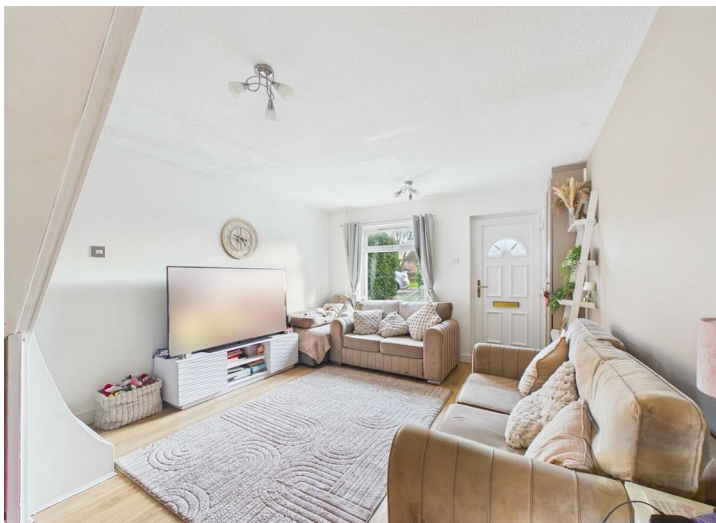
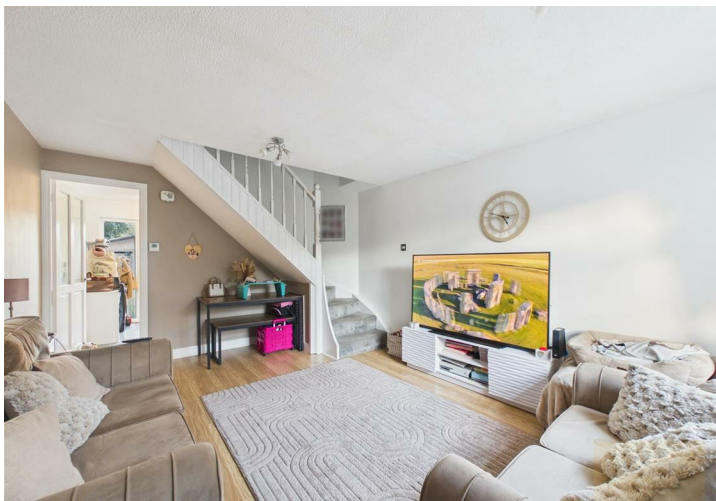
EPC Rating: C74

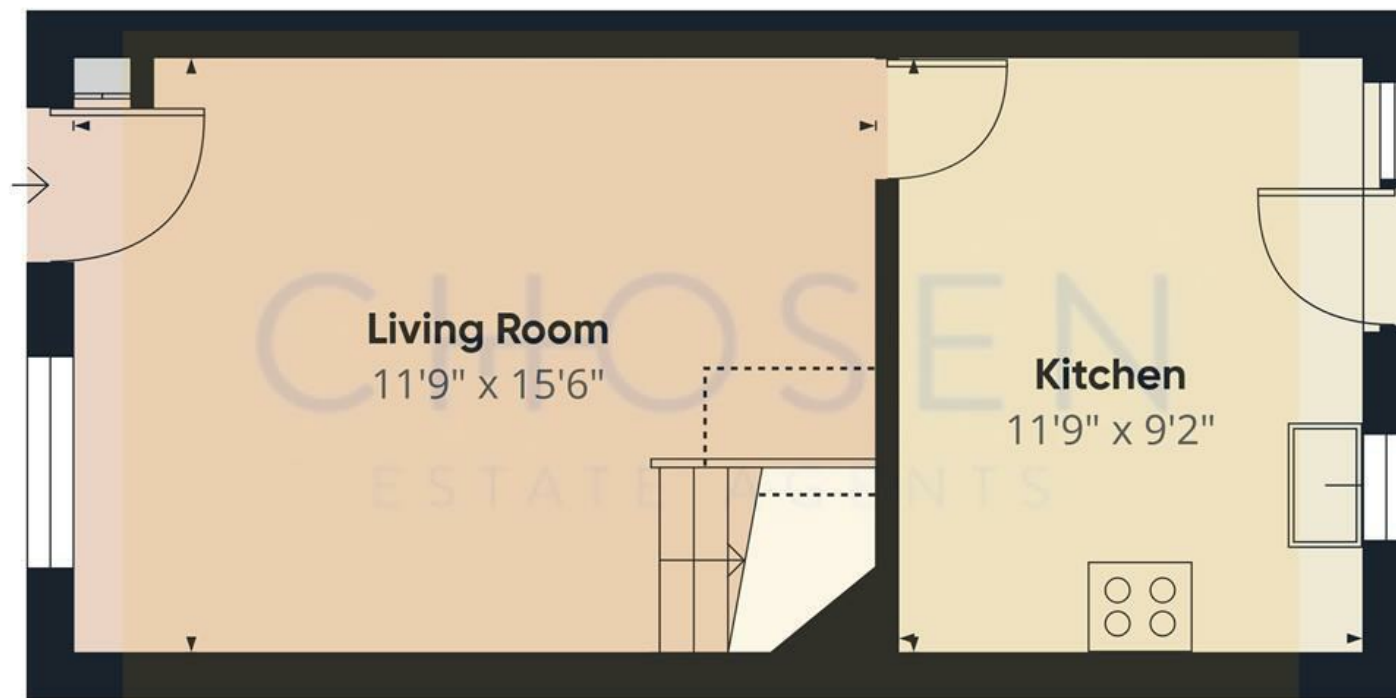
Tewkesbury Borough Council Band: B
Mains Gas, Electric and Water are connected.

Flood Risk:

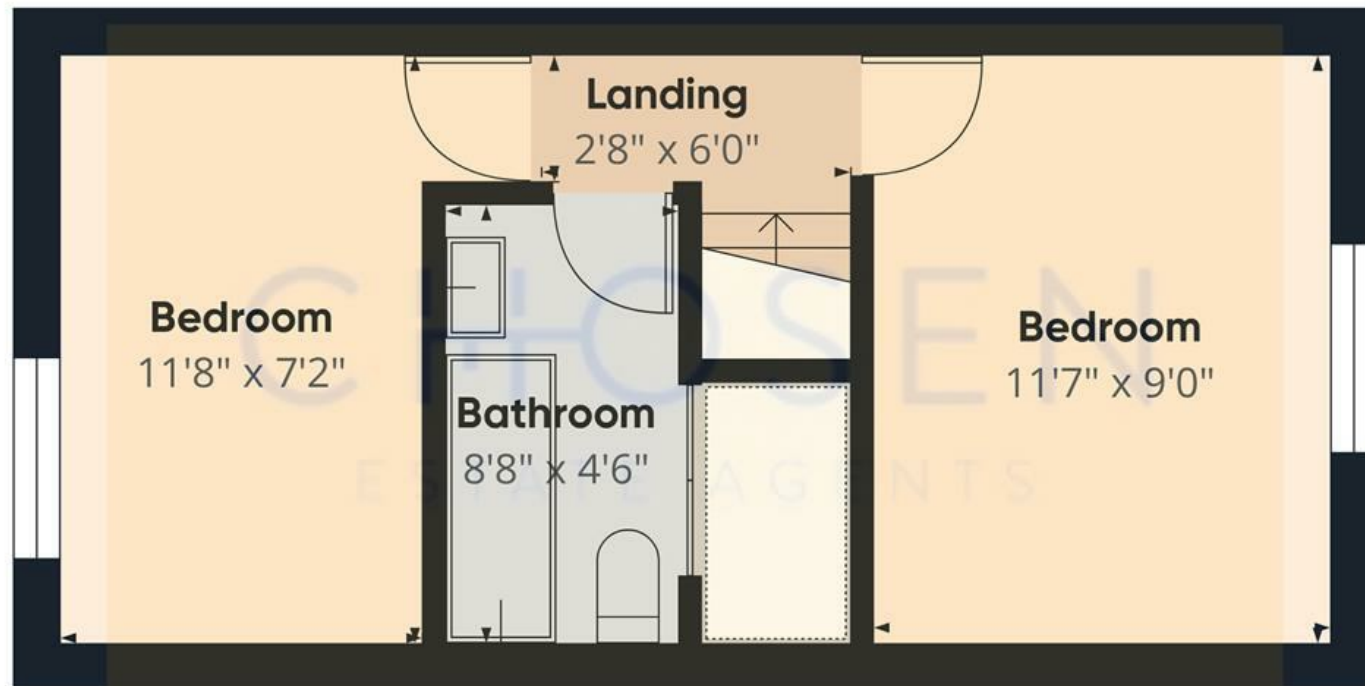
Rivers & Seas - Very Low

Surface Water - Very Low





Floor 0



Floor 1

Approximate total area⁽¹⁾

547 ft²

Reduced headroom

8 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.

GIRAFFE360

