



56 Springwell Gardens, Churchdown, Gloucester, GL3 2AL

£290,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in a sought-after position with open green space to the front and a generous rear garden backing onto open fields, this extended semi-detached home offers an excellent opportunity for buyers looking to create their ideal family home. Requiring modernisation throughout, the property provides fantastic scope to update and personalise, while benefiting from off-road parking, generous outdoor space and a highly desirable setting.

The accommodation is arranged over two floors and begins with an entrance porch leading into a welcoming hallway. The spacious living and dining room provides an excellent space for family life and entertaining. To the rear, the property has been extended to create a larger kitchen, featuring a fantastic picture window overlooking the rear garden and the adjoining fields beyond, allowing plenty of natural light to flood the space and creating a lovely connection with the outdoors. A useful ground floor cloakroom completes the ground floor accommodation.

Upstairs are three bedrooms, offering flexible accommodation for a growing family, guests or those working from home, together with a family bathroom.

Outside, the property continues to impress. To the front is off-road parking and an attractive outlook across an open green. The generous rear garden backs directly onto open fields, providing a wonderful setting with plenty of space for children to play, keen gardeners or outdoor entertaining.

Although requiring updating, this is a rare opportunity to acquire a home with excellent potential in an enviable location. With its rear extension, generous plot and attractive outlook to both the front and rear, it has all the ingredients to become a fantastic long-term family home.

Agents Note

Freehold

EPC Rating: D55

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 home
- Open plan living/dining room
- Generous rear garden
- EPC Rating - D55
- Extended to rear
- Surrounded by open green space
- No onward chain
- Council Tax Band - C

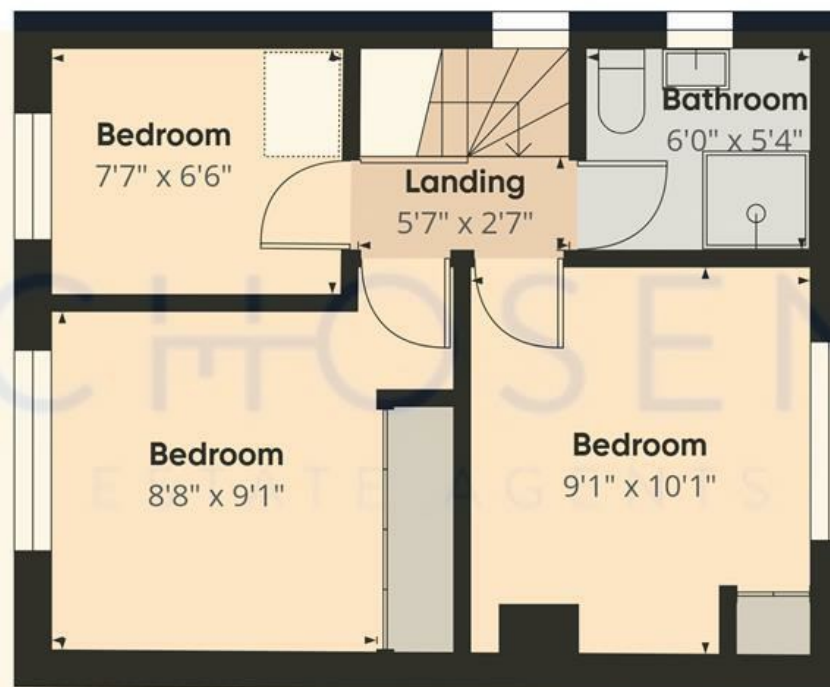
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(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⁾
743 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

