

5 The Manor, Church Road, Churchdown, Gloucester, GL3 2HT

£115,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Located in the heart of Churchdown Village, this two-bedroom cottage is positioned within The Manor — a purpose-built over-55s development offering peaceful surroundings, well-maintained communal spaces, and a warm sense of community.

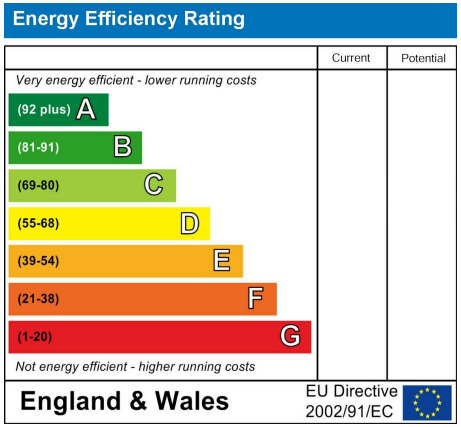
The property has been recently redecorated throughout, now featuring new carpets and a freshly updated kitchen, giving it a more modern feel while still offering scope to personalise. Overlooking a beautifully maintained communal garden, the home enjoys a tranquil outlook and also benefits from its own private rear patio — perfect for relaxing in the sun or tending to potted plants.

Inside, the ground floor includes a separate kitchen, a generously sized sitting room, and a convenient WC. Upstairs, there's a bright double bedroom, a guest bedroom with built-in storage, and a bathroom serving both rooms.

Residents of The Manor enjoy access to a communal lounge and professionally landscaped gardens, fostering a friendly and supportive environment. The development is ideally located for local shops, public transport, and all the amenities of Churchdown Village. Offered to the market with no onward chain, this cottage presents a fantastic opportunity for those seeking a manageable, well-located home with the chance to make it their own.

- Two-bedroom over 55s cottage
- Recently redecorated
- Overlooks well-kept communal gardens
- Private rear patio
- Offered to the market with no onward chain
- Access to communal lounge & gardens, close to local amenities
- EPC Rating - TBC
- Council Tax Band - C

Agents Note.
Leasehold.
125Yrs from 1987.
Service Charges: £379 per quarter with insurance of around £100 per year
EPC Rating: TBC
Tewkesbury Borough Council Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.



2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk

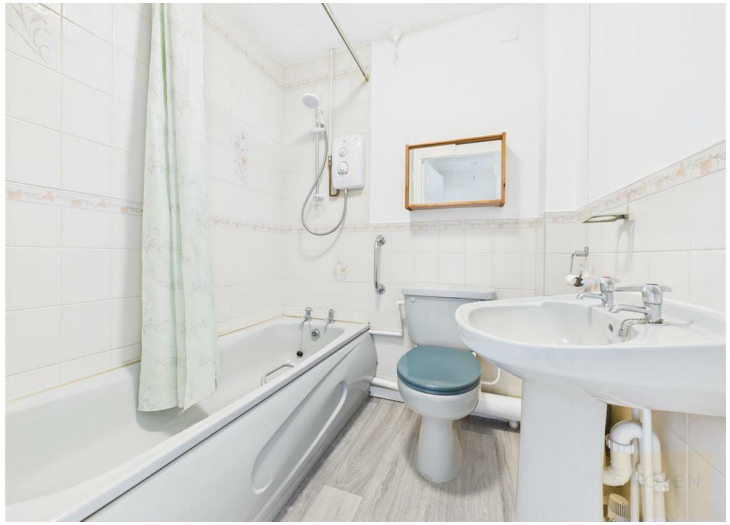






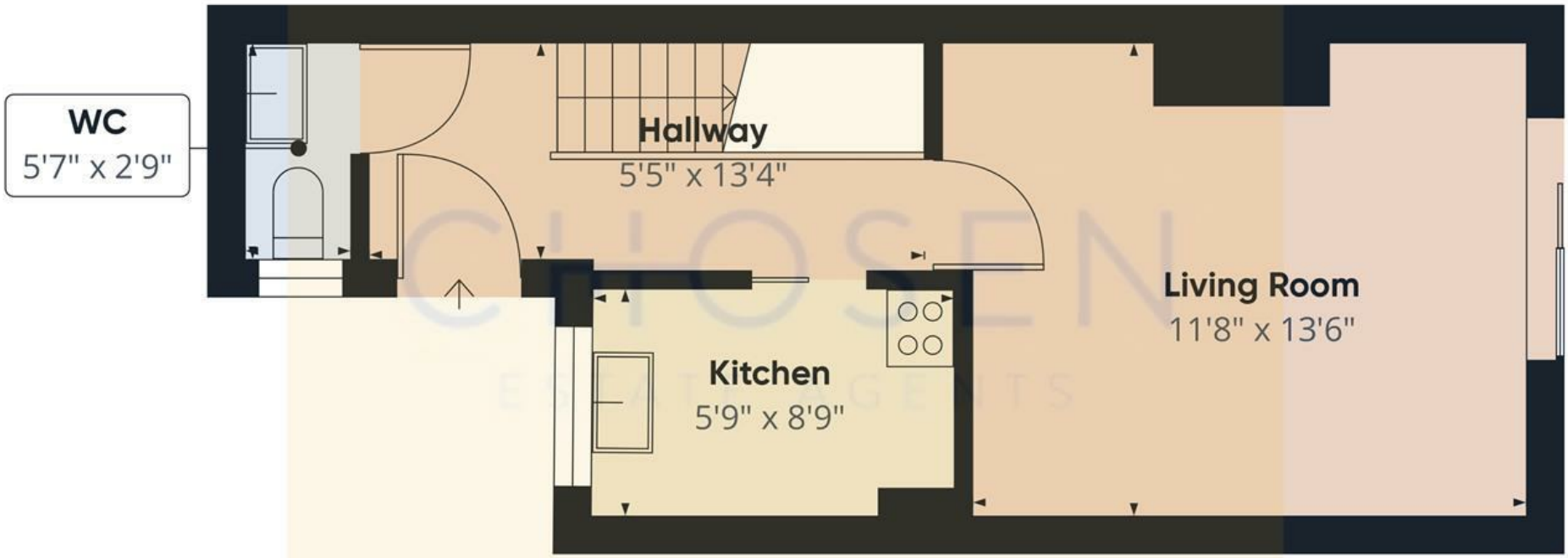




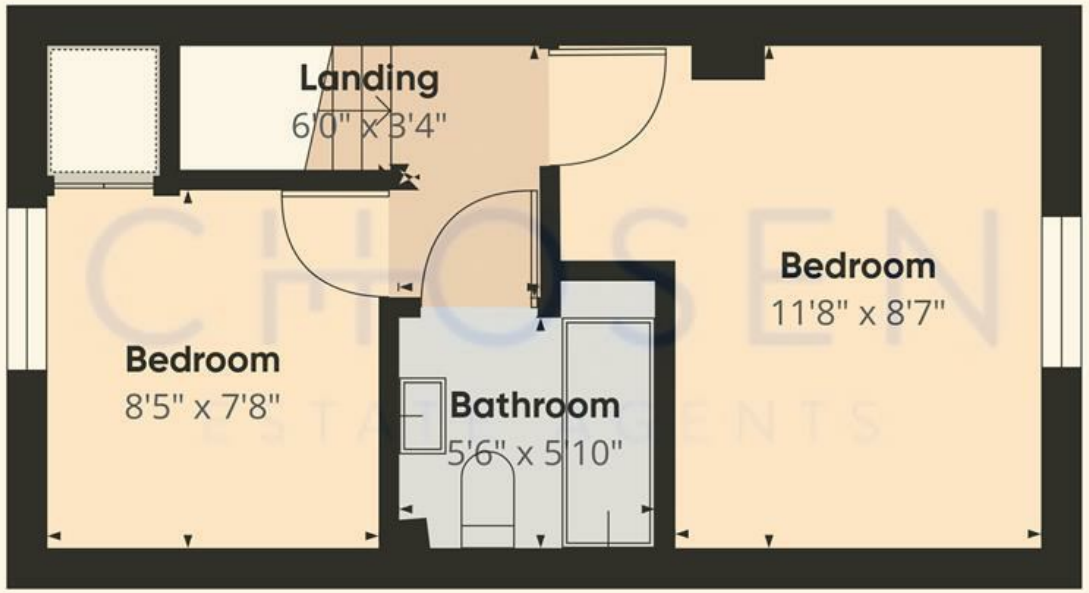








Floor 0



Floor 1

Approximate total area(1)

536 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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