

3 Marleyfield Close, Churchdown, Gloucester, GL3 1JD

£200,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Over-55s Development – Two Bedroom Bungalow – Sunroom – Private Rear Garden – No Onward Chain

Offered to the market with no onward chain, this two-bedroom bungalow forms part of a popular over-55s development in Churchdown and provides comfortable, single-storey living in a peaceful setting.

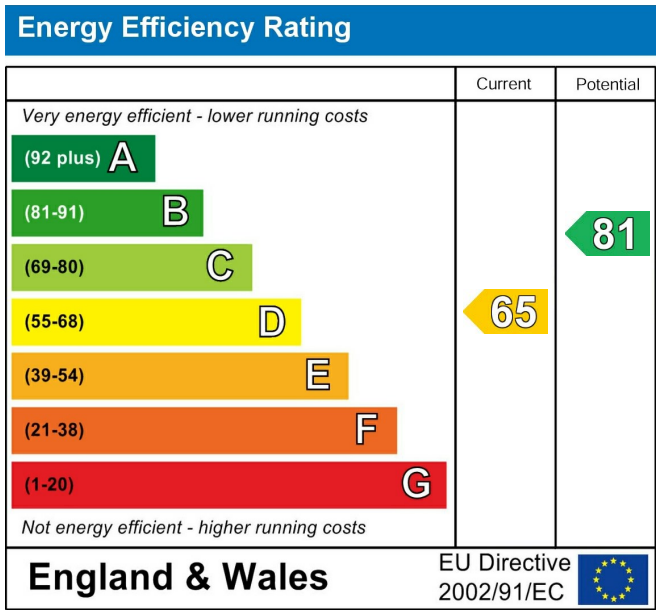
The accommodation begins with an entrance hallway leading to a well-proportioned living room. From here, a door opens into the sunroom, providing a pleasant additional reception space overlooking and giving access to the rear garden.

The separate kitchen offers a practical range of storage and worktop space. There are two bedrooms, with the second lending itself equally well to use as a guest room, dining room or home office. A bathroom completes the internal accommodation.

Outside, the property benefits from its own enclosed rear garden, predominantly paved for ease of maintenance and complemented by planted borders and a useful garden shed. To the front are well-maintained communal lawned areas with a pathway leading to the bungalow.

Conveniently positioned for local amenities and transport links around Churchdown, this is an excellent opportunity for anyone seeking an easy-to-manage home within a dedicated over-55s community. Early viewing is recommended.

- Two Bedroom Bungalow
- Over 55's Complex
- No Onward Chain
- Private Rear Garden
- Living Room And Sun Room
- Communal Car Park
- EPC Rating: D65
- Council Tax Band: B



Agents Note.
Freehold.
EPC Rating: D65
Tewkesbury Borough Council Band: B
Service Charges equate to approximately £200 per quarter.
Mains Electric and Water are believed to be connected.
Fibre Broadband is available in the area.

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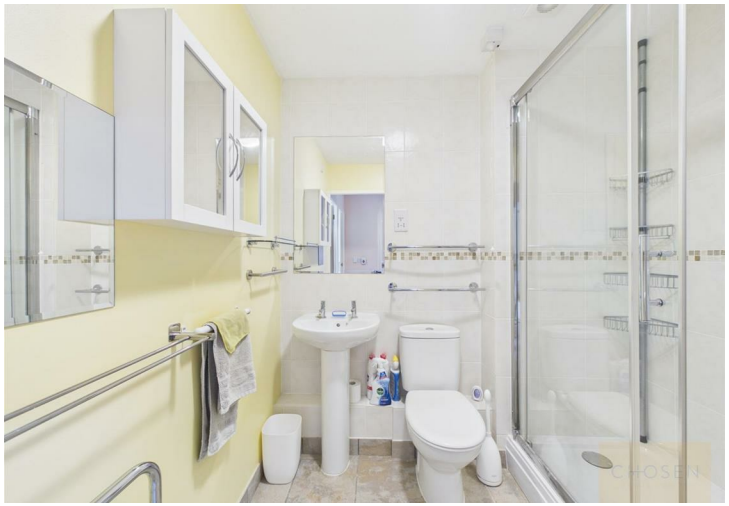



Approximate total area(1)

578 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.

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