



37 Warrener Close, Churchdown, Gloucester, GL3 1GE

£141,750

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated on the highly sought-after Pirton Fields development in Churchdown, this well-presented three bedroom semi-detached home is offered for sale on a 45% shared ownership basis, providing an excellent opportunity for buyers to step onto the property ladder.

The accommodation is thoughtfully arranged over two floors. On the ground floor, an inviting entrance hall leads through to a spacious living room, ideal for relaxing or entertaining. To the rear, a modern fitted kitchen/dining space offers ample worktop and storage, with access to the garden, creating a practical and sociable layout. A convenient downstairs WC completes the ground floor.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous principal bedroom, alongside two further rooms perfect for family, guests or a home office. A contemporary family bathroom serves all bedrooms, and the landing provides additional storage options.

Externally, the home continues to impress. The current owners have landscaped the rear garden, creating an attractive outdoor space ideal for enjoying warmer months. The property is also accompanied with ample off-road parking.

Pirton Fields is a popular residential development offering excellent access to local amenities, reputable schools, and transport links to Gloucester, Cheltenham and beyond.

This is a fantastic opportunity to acquire a stylish and well-maintained home in a desirable location at an accessible price point through shared ownership.

Agents Note

Leasehold

EPC Rating: B84

Tewkesbury Borough Council Tax Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk: Very Low

LEASE INFO:

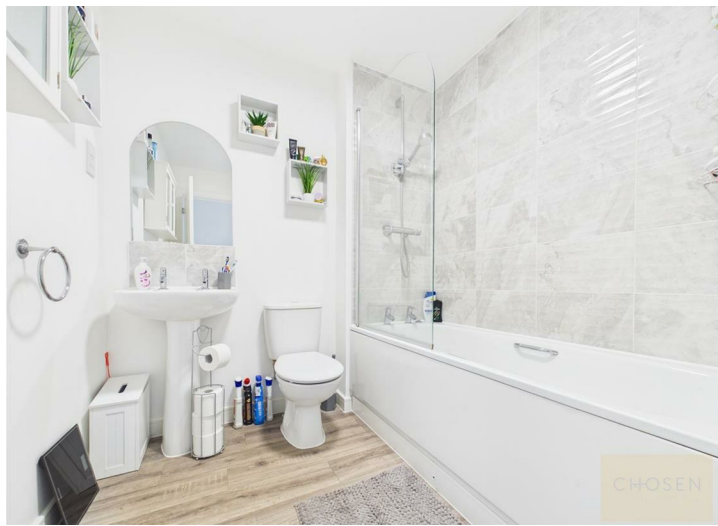
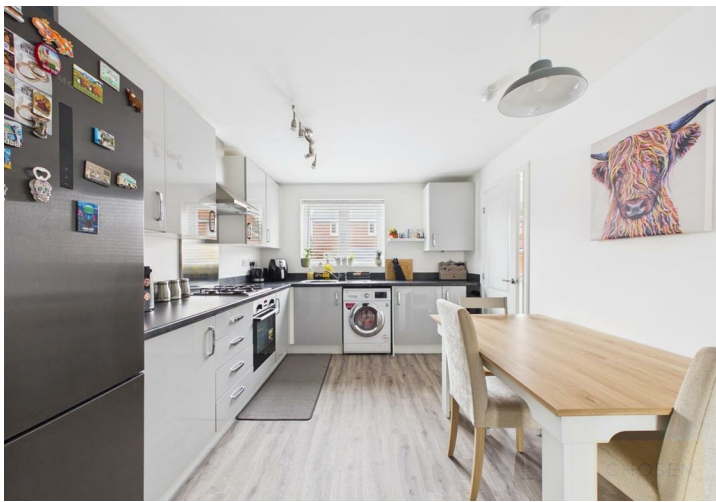
999 lease length - 997 years remaining

Service charges and remaining rent - £403.81pcm

- 45% shared ownership semi-detached home
- Three well-proportioned bedrooms
- Spacious living room & modern kitchen/diner
- Downstairs WC & contemporary family bathroom
- Landscaped rear garden
- Ample off-road parking & popular Churchdown location
- EPC Rating - B84
- Council Tax Band - C

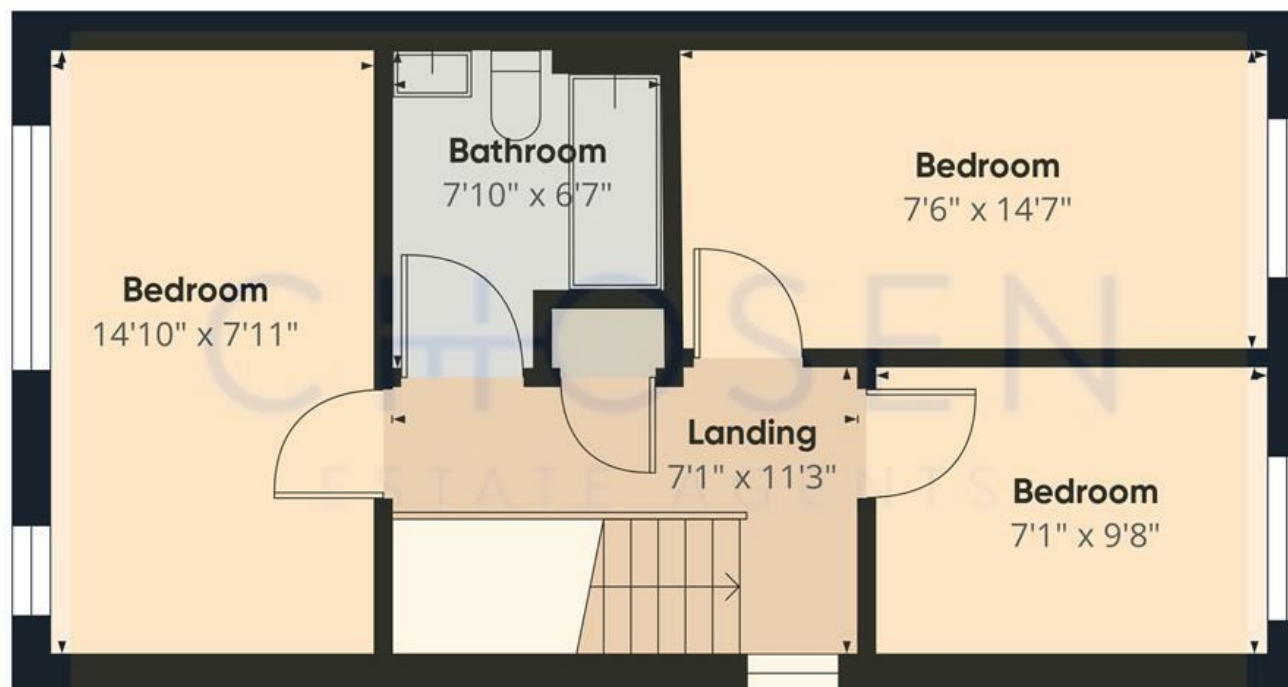
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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⁾
829 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

