



61 Melville Road, Churchdown, Gloucester, GL3 2RE

£310,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Three Bedroom Semi-Detached Home | Churchdown | No Onward Chain

Situated in a popular residential area of Churchdown, this beautifully presented three-bedroom semi-detached home has been thoughtfully improved by the current owners and is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, growing families or those looking for a hassle-free move.

The ground floor offers a welcoming entrance hall, a bright and comfortable living room, a spacious dining room with French doors opening onto the rear garden, a recently fitted modern kitchen and a convenient downstairs WC. The property has been redecorated throughout (apart from the entrance hall and landing) creating a fresh and contemporary feel ready for its next owners to move straight into and put the finishing touches on.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing flexible accommodation for family life, guests or home working.

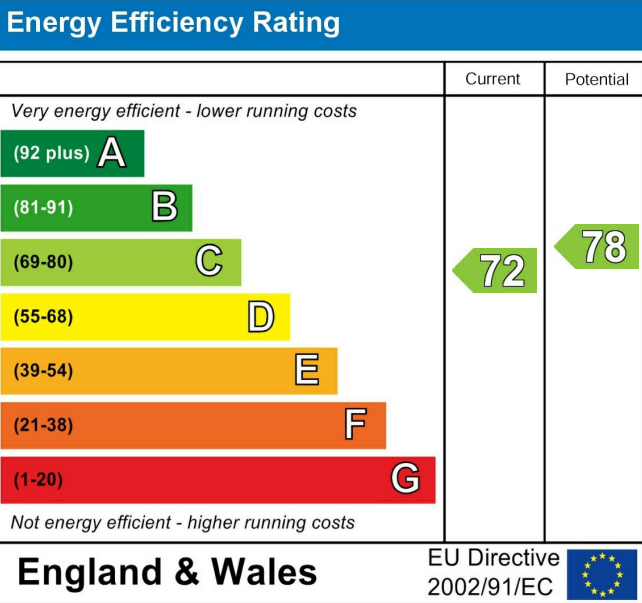
Outside, the property benefits from a generous rear garden that has been landscaped and improved to create an attractive space for entertaining, relaxing and enjoying the warmer months. To the front, there is off-road parking for multiple vehicles.

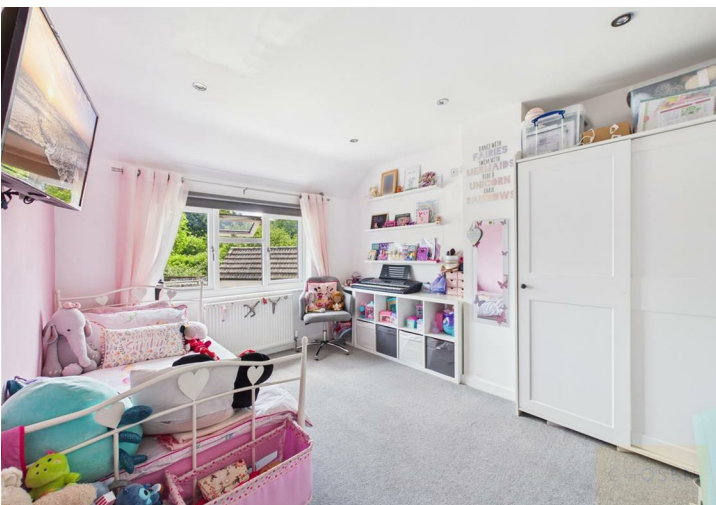
Combining modern updates with spacious accommodation and a sought-after Churchdown location, this fantastic home offers an excellent opportunity for buyers seeking a property with nothing to do but the finishing touches.

Agents Note
Freehold.
EPC Rating: C72
Tewkesbury Borough Council Band: B
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk:
Very Low

- Three Bedroom Semi Detached Home
- No Onward Chain
- Driveway Providing Off Road Parking For Multiple Vehicles
- The Majority Of The Property Has Been Modernised To a Fantastic Standard
- Enclosed Rear Garden
- Opportunity To Put Finishing Touches On Hallway and Landing
- EPC Rating: C72
- Council Tax Band: B







Approximate total area⁽¹⁾
817 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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