



40 Grenville Close, Churchdown, Gloucester, GL3 1LY

£350,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This charming three-bedroom link-detached home sits in a peaceful no-through road in the sought-after village of Churchdown, enjoying lovely views to the front.

The property offers versatile family living with a spacious living room flowing through to a separate dining room, a well-fitted modern kitchen and utility room. The bright sunroom offers additional living space and provides direct access to the rear garden. The ever useful downstairs WC completes the ground floor.

Upstairs, there are three good-sized bedrooms, including two generous doubles, and a modern family bathroom.

Outside, a generous block-paved driveway provides ample parking and leads to the attached garage. The private rear garden is beautifully landscaped with a decked seating area ideal for alfresco dining, and the rest is laid to lawn.

Churchdown offers an excellent semi-rural lifestyle with local shops, schools, pubs and easy access to Gloucester, Cheltenham, the M5 and Gloucestershire Airport. Quiet no-through locations with lovely views rarely come to the market – early viewing is highly recommended.

Agents Note.

Freehold

EPC Rating: C69

Tewkesbury Borough Council Tax Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk

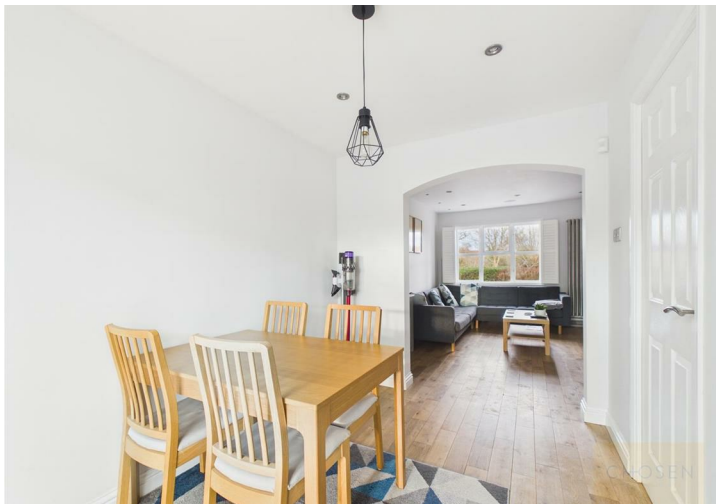
Rivers & Seas Very Low

Surface Water Very Low

- Beautifully Presented Three Bedroom Link-Detached Home
- Modern Kitchen And Utility Room
- Lovely Outlook
- EPC Rating: C69
- Living Room, Dining Room And Sun Room
- Downstairs WC And Upstairs Bathroom
- Garage And Driveway Providing Off Road Parking For Three Vehicles
- Council Tax Band: C

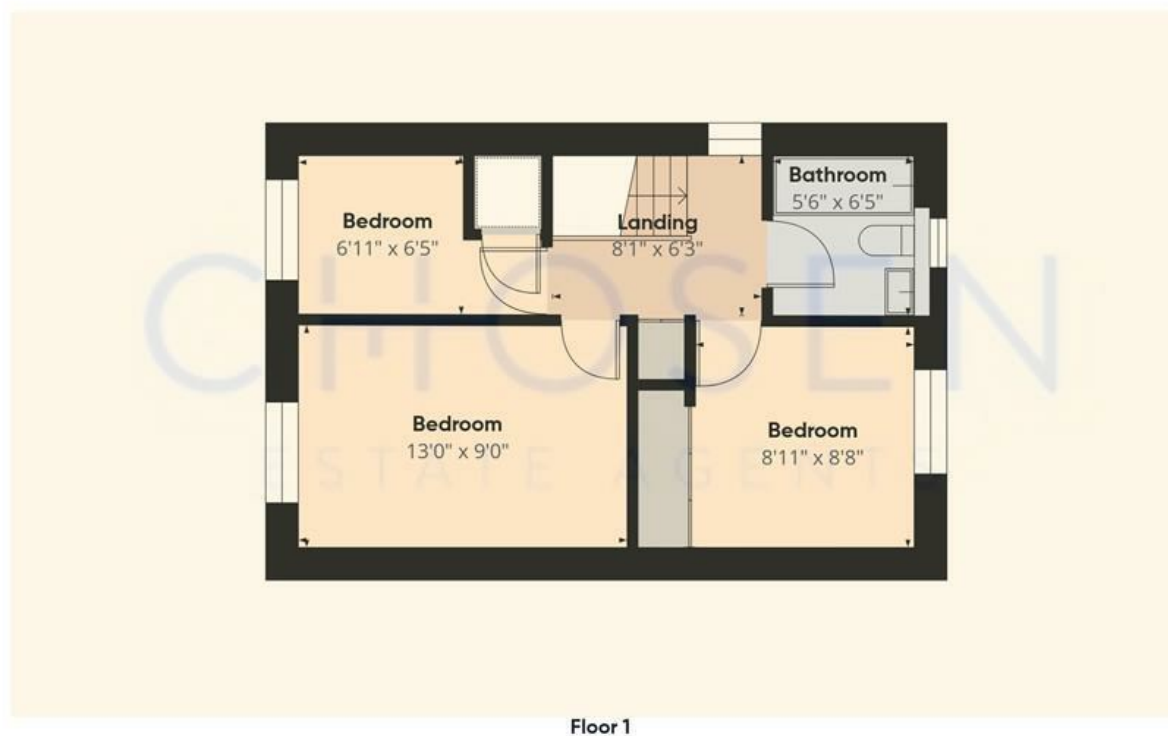
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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	





Approximate total area⁽¹⁾
1048 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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