



24 Tallis Road, Churchdown, Gloucester, GL3 1LX

£265,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

A well-maintained two-bedroom end of terrace home, ideally positioned in the popular area of Churchdown, offering generous off-road parking, a larger-than-average rear garden and excellent potential for a new owner to make their own.

This attractive end of terrace property has been lovingly cared for over the years and is presented in excellent condition throughout. The property benefits from its end terrace position, providing a spacious rear garden which is low maintenance and offers plenty of room to relax, entertain or enjoy outdoor dining. A generous driveway located to the side of the property provides ample off-road parking for multiple vehicles.

Upon entering, the hallway leads through to a fitted kitchen and a bright, welcoming living room. To the rear of the property is a spacious sunroom, creating a fantastic additional reception space and offering the perfect opportunity for a dining area, with plenty of room for a family table and chairs while enjoying views over the garden.

Upstairs, the property offers a spacious master bedroom complete with fitted wardrobes, along with a generous second bedroom which also benefits from fitted wardrobes. A family bathroom completes the first floor.

Having been exceptionally well maintained, this home is ready to move straight into, whilst also offering the opportunity for a purchaser to add their own personal touch over time. Whether making cosmetic alterations or updating the décor to suit individual tastes, this property provides a fantastic foundation to create a wonderful home.

Ideally situated in the popular Churchdown area, the property is within reach of local shops, well-regarded schools, parks and everyday amenities, with excellent transport links providing convenient access to both Gloucester and Cheltenham.

Perfect for first-time buyers, downsizers or investors alike, this fantastic home combines excellent parking, generous outside space and the opportunity to create a home tailored to your own style.

### Agents Note

Freehold

EPC Rating: TBC

Tewkesbury Borough Council Band: B

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

### Flood Risk

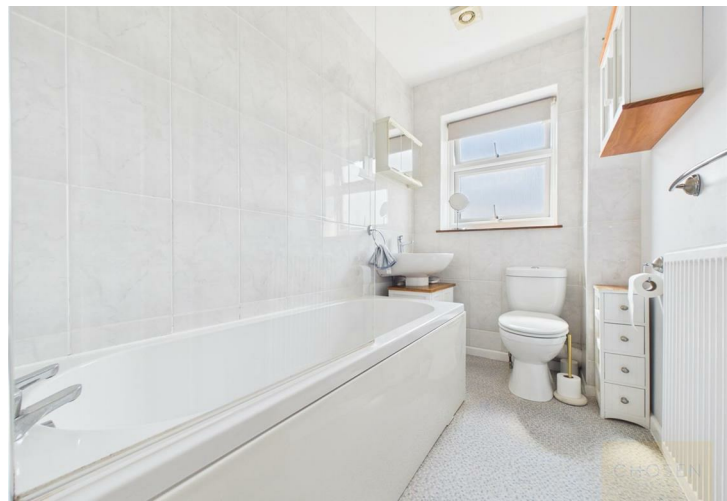
Rivers & Seas: Very Low

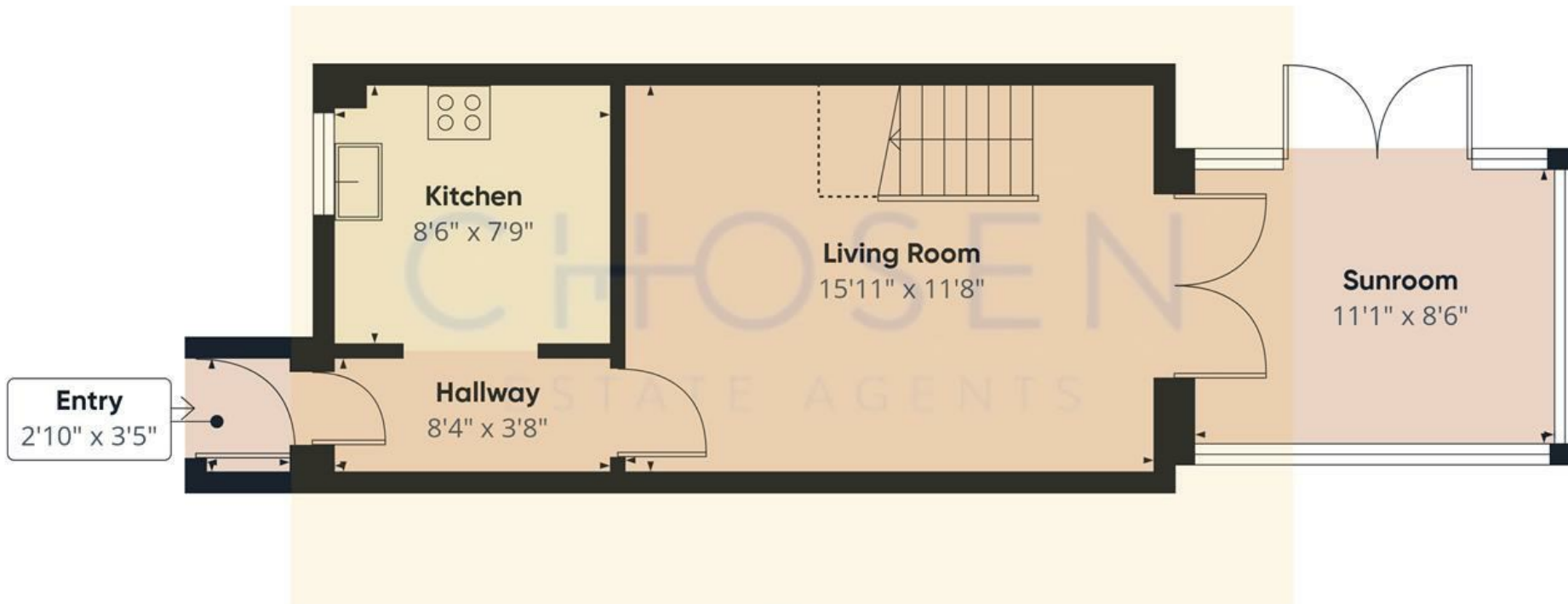
Surface Water: Very Low

- Two-bedroom end of terrace home
- Spacious low-maintenance rear garden
- Sunroom providing versatile additional space
- EPC Rating - TBC
- Generous off-road parking
- Fitted wardrobes to both bedrooms
- Well-maintained throughout
- Council Tax Band - B

## Energy Efficiency Rating

|                                             | Current | Potential                                                                                                        |
|---------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |         |                                                                                                                  |
| (92 plus) <b>A</b>                          |         |                                                                                                                  |
| (81-91) <b>B</b>                            |         |                                                                                                                  |
| (69-80) <b>C</b>                            |         |                                                                                                                  |
| (55-68) <b>D</b>                            |         |                                                                                                                  |
| (39-54) <b>E</b>                            |         |                                                                                                                  |
| (21-38) <b>F</b>                            |         |                                                                                                                  |
| (1-20) <b>G</b>                             |         |                                                                                                                  |
| Not energy efficient - higher running costs |         |                                                                                                                  |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC  |





(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

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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