



17 Snowdon Gardens, Churchdown, Gloucester, Gloucestershire, GL3 1JL

£300,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

**\*\*CHAIN FREE \*\***

This immaculate, fully modernised semi-detached bungalow offers the perfect blend of contemporary style and effortless single-level living in the sought-after village of Churchdown, Gloucestershire. Thoughtfully updated throughout, the home combines sleek modern finishes with low-maintenance practicality, ideal for those seeking comfort without compromise.

A bright and welcoming entrance hall leads into a spacious, light-filled living room — perfect for relaxing or entertaining. The contemporary kitchen is fitted with stylish units, integrated appliances, and generous workspace for everyday ease.

Two generous bedrooms provide peaceful retreats, complemented by a beautifully appointed bathroom with modern fixtures and fittings.

Outside, the low-maintenance garden has been beautifully landscaped for easy enjoyment - no endless upkeep required. Ample off-road parking ensures convenient, hassle-free access.

This turn-key bungalow delivers modern elegance, practicality, and charm in equal measure — perfectly suited to downsizers, first-time buyers, or anyone craving a serene, single-storey lifestyle in a wonderful location.

### Agents Note

Freehold

EPC Rating: TBC

Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.


### Flood Risk

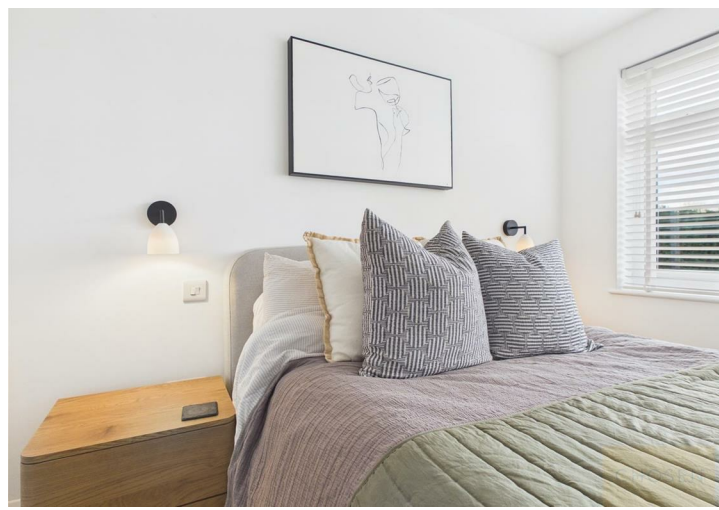
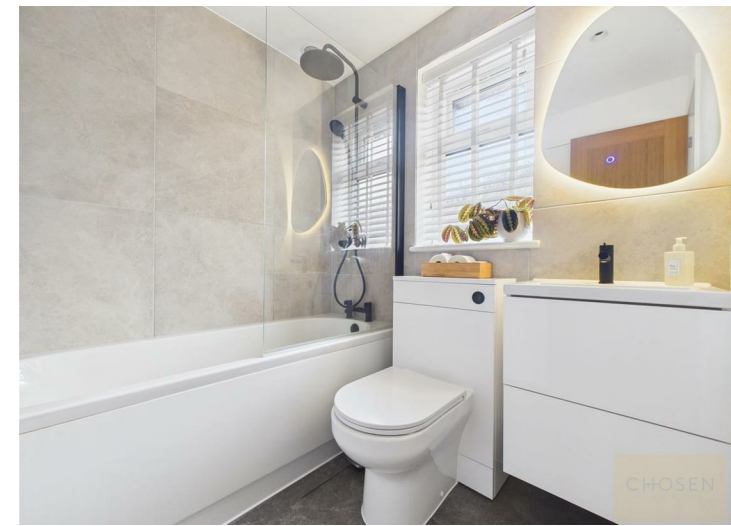
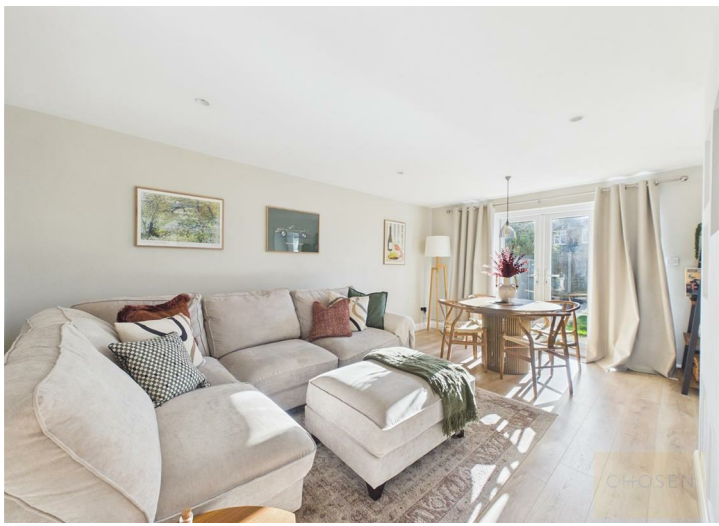
Rivers & Seas: Very Low

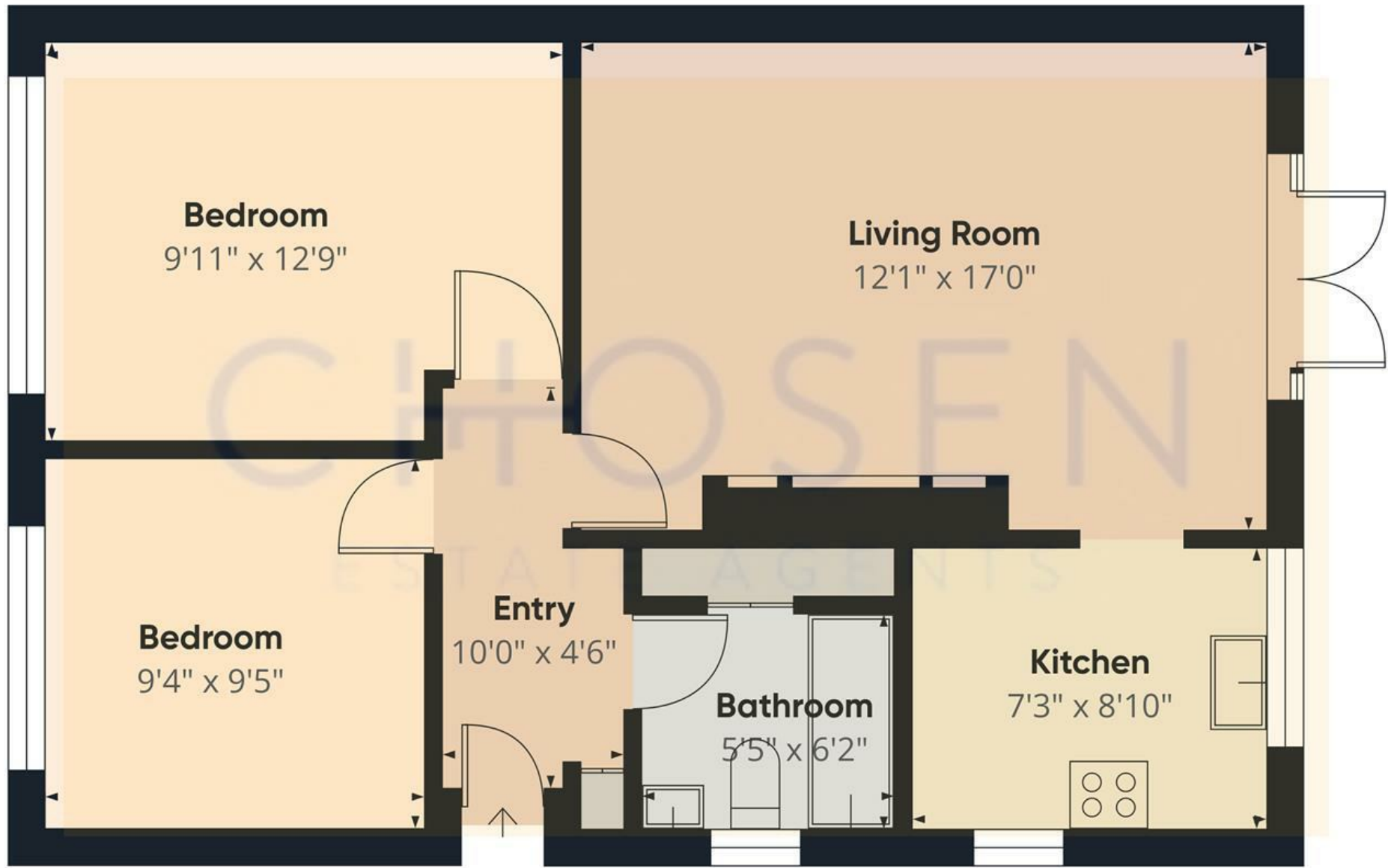
Surface Water: Very Low

- Semi detached bungalow
- Fully modernised throughout
- All new heating system & electrics
- EPC Rating - TBC
- Two generous bedrooms
- West facing, low maintenance garden
- Newly fitted roof
- Council Tax Band - C

## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>81</b>   |
| (69-80) <b>C</b>                            | <b>71</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 |  |





Approximate total area<sup>(1)</sup>  
561 ft<sup>2</sup>

(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

