

12 Sandfield Road, Churchdown, Gloucester, GL3 2EZ

£335,000

CHOSEN
ESTATE AGENTS

Situated in the heart of Churchdown Village, this characterful three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to take on a renovation project. Requiring complete modernisation throughout, the property offers generous accommodation, three double bedrooms and a substantial plot, providing an excellent blank canvas with enormous potential.

The ground floor offers a traditional layout with two separate reception rooms, both providing generous space for family living and entertaining. To the rear, the kitchen leads through to a sunroom overlooking the garden, offering exciting potential to reconfigure the accommodation to suit modern family life, subject to any necessary permissions. A downstairs WC completes the ground floor.

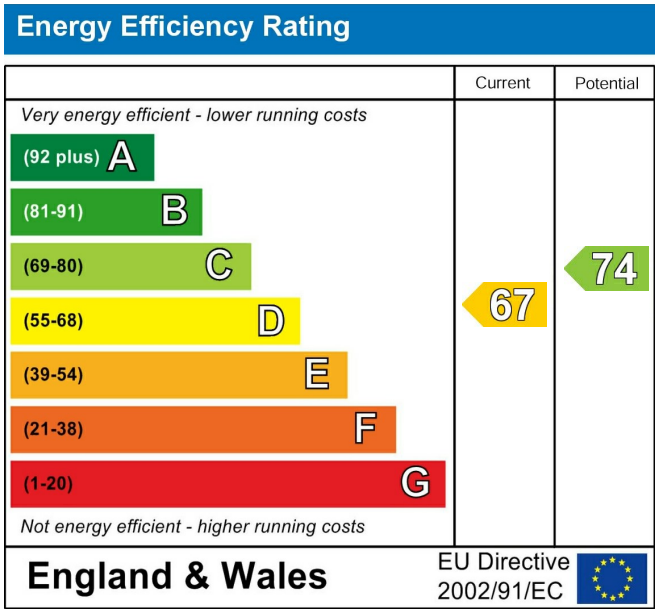
Upstairs, the property benefits from three genuine double bedrooms, making it particularly appealing to growing families or those requiring additional space. A family bathroom completes the first-floor accommodation, with all rooms offering plenty of scope for improvement.

Externally, the property occupies a generous plot which is undoubtedly one of its standout features. To the front is a garden alongside off-road parking, while the good-sized rear garden offers fantastic potential for landscaping, entertaining or simply enjoying the outdoor space.

Positioned within the heart of Churchdown Village, the property is conveniently located for local shops, traditional pubs, schools and countryside walks. Gloucester, Cheltenham and the M5 motorway are also within easy reach.

Whilst requiring a comprehensive programme of renovation, the property's character, generous proportions and desirable village location make this an exciting opportunity to create a wonderful long-term family home.

- Three Double Bedrooms
- Complete Renovation Opportunity
- Characterful Semi-Detached Family Home
- Generous Plot with Good-Sized Rear Garden
- Off-Road Parking and Front Garden
- Prime Location in the Heart of Churchdown Village
- EPC Rating - D67
- Council Tax Band - C

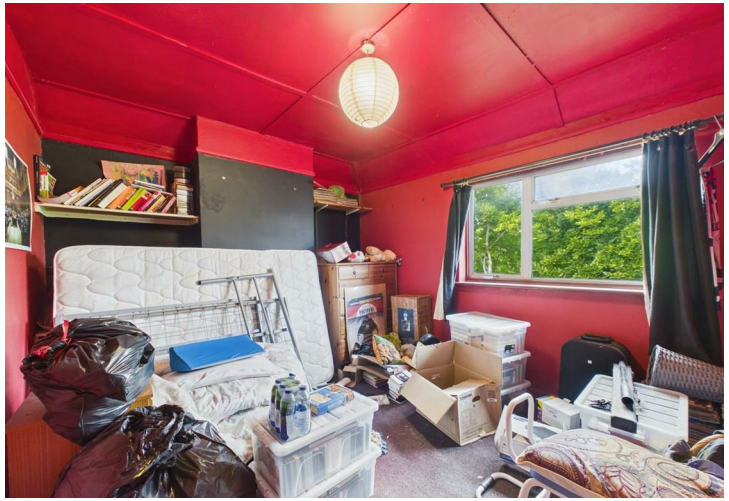


Agents Note
Freehold
EPC Rating: D67
Tewkesbury Borough Council Tax Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

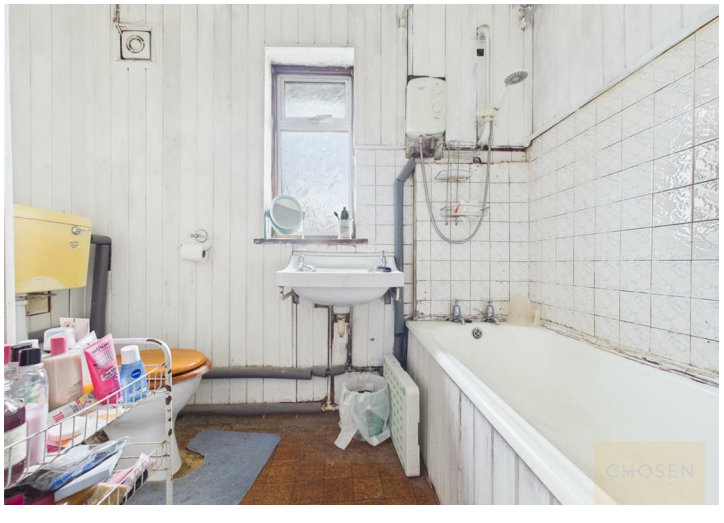
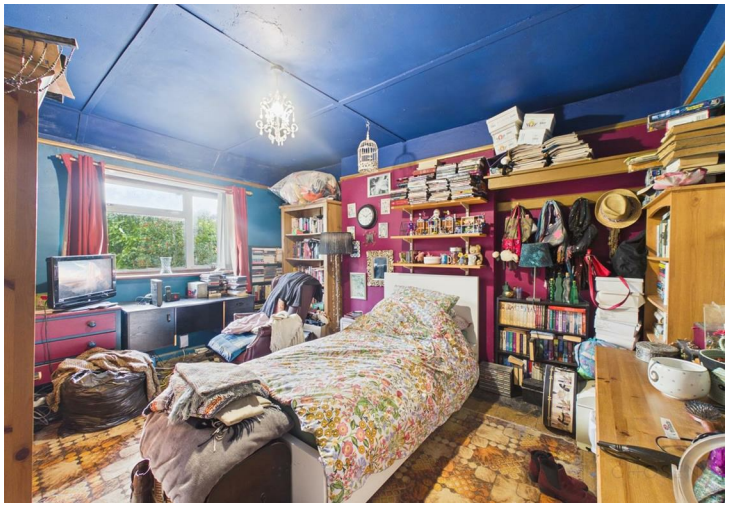
Flood Risk - Very Low

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LEGENDS






Floor 0



Floor 1

Approximate total area(1)

1127 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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