



1 Webster Road, Churchdown, Gloucester, GL3 1GB

£157,500

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Located within the sought-after Pirton Fields development in Churchdown, this beautifully presented three-bedroom semi-detached home offers a perfect opportunity for those looking to step onto the property ladder through shared ownership. With 50% ownership available, this modern home combines style, practicality, and comfort in a highly desirable location.

As you step inside, you are greeted by a spacious and welcoming entrance hall, setting the tone for the rest of the home. To the front, the bright and airy sitting room features a large window that floods the space with natural light, creating a relaxing atmosphere ideal for everyday living.

Flowing through from the sitting room, the modern kitchen offers ample cupboard and worktop space, perfect for cooking and entertaining. The kitchen's layout makes the most of the space, providing a sleek and functional area with room for dining if desired.

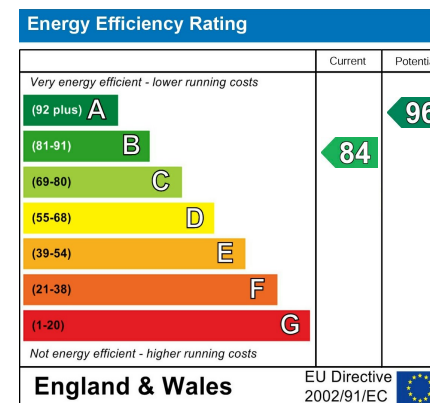
To the rear of the property, a secondary entrance hall provides access to a convenient downstairs WC and opens out to the newly landscaped rear garden, which features a smart patio area and lawn — perfect for outdoor dining and family time.

Upstairs, the home continues to impress with three well-proportioned double bedrooms, each offering flexibility for families, guests, or home working. The master bedroom benefits from dual windows, bringing in an abundance of natural light and enhancing the feeling of space. All bedrooms are served by a modern family bathroom, complete with contemporary fittings.

Outside, the property enjoys two allocated off-road parking spaces, providing practicality and ease of access.

Positioned in a highly regarded area of Churchdown, Pirton Fields is popular with professionals and families alike, offering excellent local amenities, schools, and convenient access to both Gloucester and Cheltenham.

- 50% shared ownership
- Bright & airy home
- Downstairs WC & landscaped garden
- EPC Rating - B84
- Three double bedrooms
- Modern fitted kitchen
- Two off-road parking spaces
- Council Tax Band - C

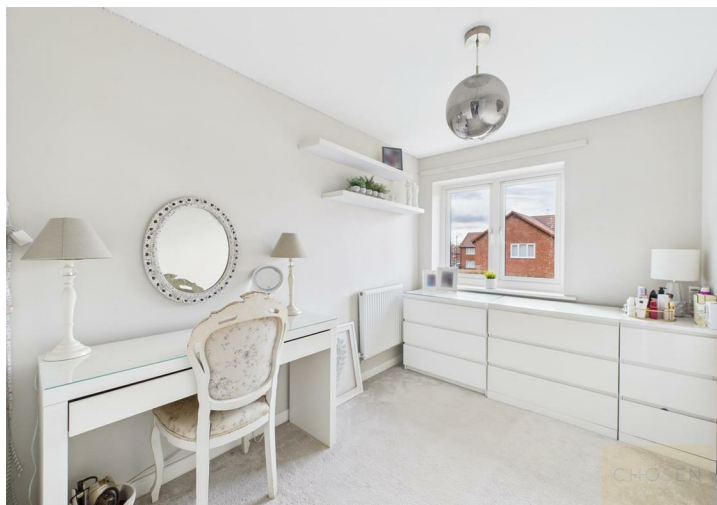
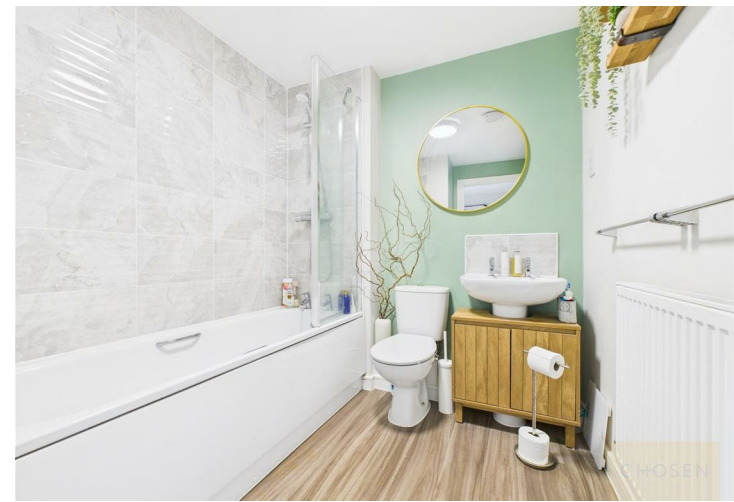


Agents Note  
50% Shared Ownership  
Leasehold  
EPC Rating: B84  
Tewkesbury Borough Council Band: C  
Mains Gas, Electric and Water are connected.

Flood Risk:  
Rivers & Seas Very Low  
Surface Water Very Low

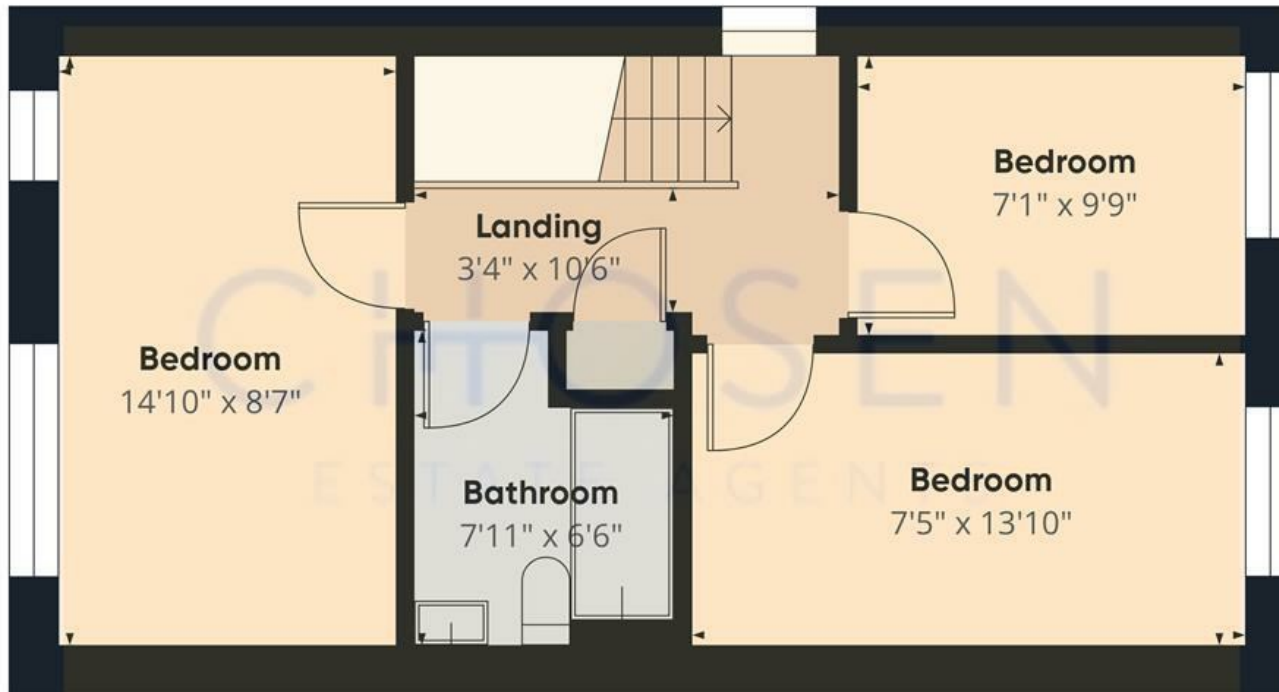
The monthly charges are:

Rent charges £380.80  
Service charge £6.35  
Building Insurance £16.31  
Management fee £4.53  
Lease term remaining 121 years





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
833 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.

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