



5 Tudor Close, Churchdown, Gloucester, Gloucestershire, GL3 1AW

£300,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in a highly sought-after cul-de-sac in the heart of Churchdown, this well-presented three bedroom townhouse offers versatile accommodation arranged over three floors, making it an ideal home for families, professionals or those looking for flexible living space.

The ground floor comprises a welcoming entrance hallway, convenient cloakroom/WC, and a spacious living room providing a comfortable and inviting space to relax. To the rear, the kitchen offers practical worktop and storage space and opens through to a separate dining room overlooking the garden — perfect for entertaining or everyday family living.

On the first floor, there are two well-proportioned bedrooms, including a generous principal bedroom spanning the width of the property, with an en-suite. A modern family bathroom further serves this level, and there is additional landing space enhancing the sense of light and openness.

The second floor hosts a further double bedroom, offering excellent flexibility as a guest room, home office or teenager's retreat, with useful eaves storage and characterful proportions.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn with a patio seating area and fenced boundaries — ideal for outdoor dining and low-maintenance enjoyment. To the front, there is a driveway providing off-road parking and access to a garage, adding valuable storage or secure parking.

Located within a popular residential setting in Churchdown, the property is well placed for local amenities, reputable schools, transport links and commuter routes to Gloucester and Cheltenham.

Agents Note.

Freehold
 EPC Rating: C70
 Tewkesbury Borough Council Tax Band: C
 Mains Gas, Electric and Water are connected.
 Fibre Broadband is available in the area.

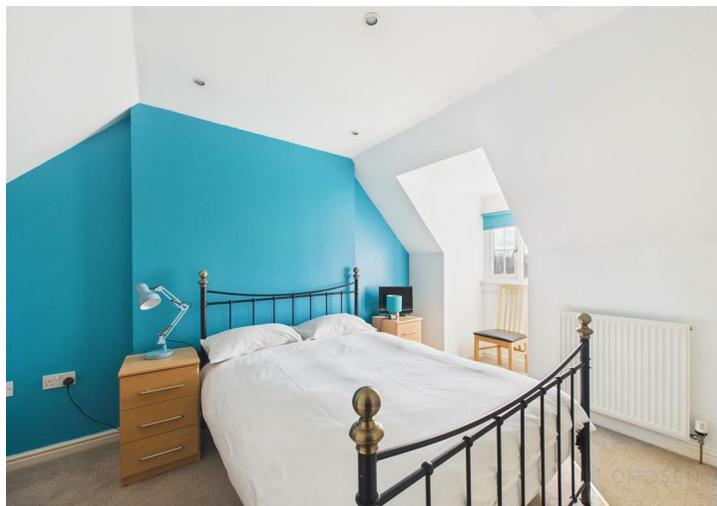
Flood Risk:

Rivers & Seas: Very low
 Surface Water: Very Low

- Three Bedroom Townhouse
- Private, Enclosed Rear Garden
- En-Suite To Bedroom One
- EPC Rating: C70
- Cul-De-Sac Location
- Garage And Driveway
- Close To Local Amenities
- Council Tax Band: C

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 70 | |
| (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 |  |





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

850 ft²

Reduced headroom

9 ft²

(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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