



8 Pelham Crescent, Churchdown, Gloucester, GL3 2BN

£350,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Situated in the popular village of Churchdown, this well-presented three-bedroom semi-detached home is offered to the market with no onward chain and provides an excellent opportunity for buyers looking to personalise and add value.

The property is entered via a welcoming entrance hallway, from which all ground floor rooms are accessed. To the front of the property is a bright and comfortable sitting room, while to the rear there is a separate dining room with direct access to the rear garden, ideal for everyday family life or entertaining.

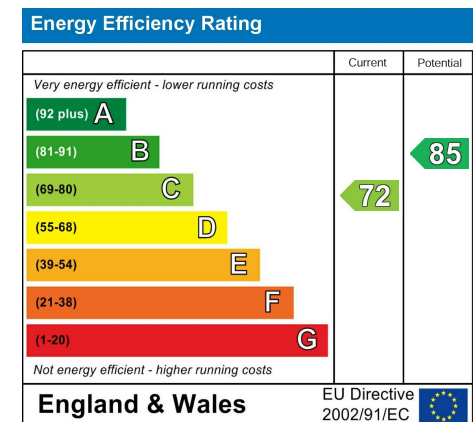
Also located at the rear is the recently refitted kitchen, featuring modern units and work surfaces, offering a stylish and functional space ready for immediate use. Leading from the kitchen is a useful utility area/lean-to, providing additional storage and workspace, along with access to the rear garden, a ground floor WC, and the garage, adding to the practicality of the home.

Upstairs, the accommodation comprises two double bedrooms, with the main bedroom benefitting from a bay window, and a further single bedroom, ideal as a child's room, home office or dressing room. Completing the first floor is a separate bathroom and WC, a layout well suited to family living.

Externally, the property enjoys a low-maintenance rear garden, perfect for those seeking manageable outdoor space with potential for improvement. To the front, there is ample off-road parking for multiple vehicles.

While the property is in good overall condition, it offers plenty of scope for modernisation and reconfiguration, allowing buyers the opportunity to create a home tailored to their own tastes. Conveniently located close to local amenities, schools and transport links, this is a home that combines immediate comfort with exciting future potential.

- Three-bedroom semi-detached home
- Recently refitted kitchen
- Potential to add your own stamp
- EPC Rating - C72
- No onward chain
- Single Garage
- Ample off-road parking
- Council Tax Band - C



### Agents Note

Freehold

EPC Rating: C72

Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

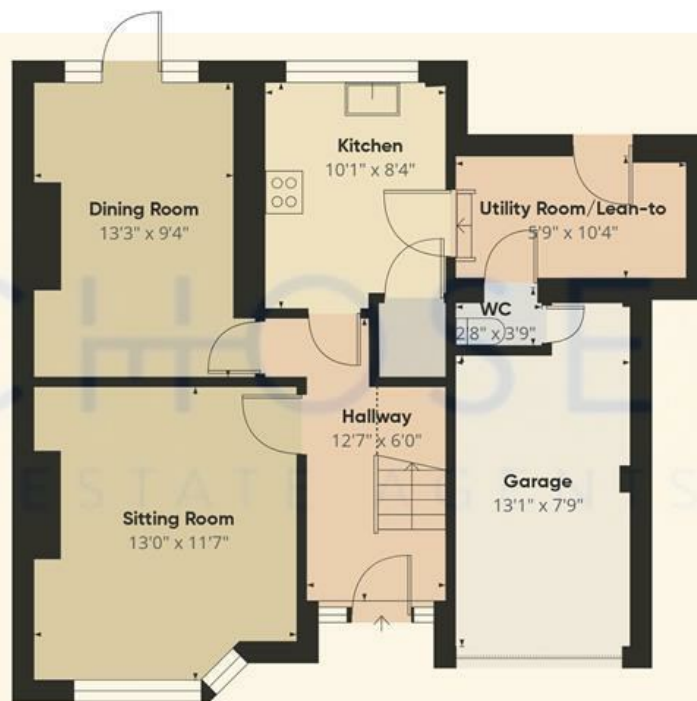
### Flood Risk:

Rivers & Seas: Very Low

Surface Water: Very Low







Floor 0



Floor 1

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

1037 ft<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>

(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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