



11 Brookfield Lane, Churchdown, Gloucester, GL3 2PR

£350,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Three Bedroom Semi-Detached Bungalow | Churchdown Village | No Onward Chain.

Situated in the heart of the sought-after Churchdown Village, this spacious three bedroom semi-detached bungalow is offered to the market with no onward chain, providing an excellent opportunity for buyers looking to move quickly and put their own stamp on a well-proportioned home.

A central hallway provides access to all principal rooms. To the rear, the generous living room enjoys pleasant outlooks and ample space for seating. The kitchen is well-sized with a range of fitted units and direct access to the rear of the property.

There are three bedrooms, including a spacious principal bedroom, a further comfortable double bedroom and a third bedroom ideal as a guest room, nursery or home office. The accommodation is completed by a family bathroom.

Externally, the property benefits from a driveway providing off-road parking which leads to the garage. The enclosed rear garden is a particular feature, offering a good-sized lawn, patio seating area, greenhouse and established borders — an ideal space for gardening enthusiasts or outdoor entertaining.

Further benefits include gas central heating and double glazing.


Located within Churchdown Village, the property enjoys convenient access to local shops, amenities, bus routes and well-regarded schools, as well as excellent transport links to Gloucester, Cheltenham and the M5.

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

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

- Three Bedroom Semi-Detached Bungalow
- Churchdown Village
- No Onward Chain
- Generous Rear Garden
- Driveway And Garage
- Opportunity To put Your Own Stamp On It
- EPC Rating: TBC
- Council Tax Band: D

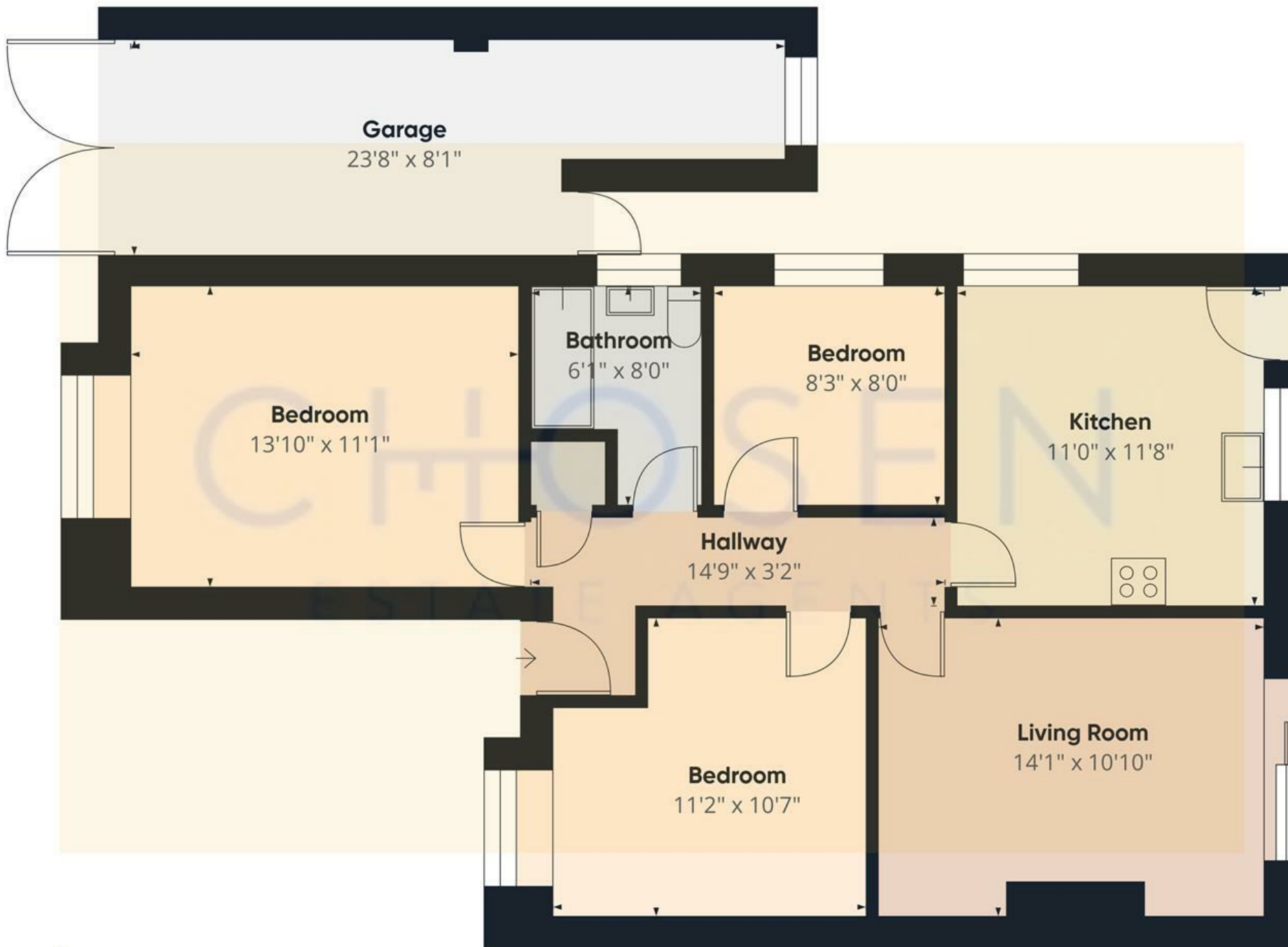
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 2002/91/EC	









Approximate total area<sup>(1)</sup>  
884 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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