



91 Brookfield Lane, Churchdown, Gloucester, GL3 2PR

£265,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in the highly sought-after Churchdown Village, this well-maintained two-bedroom semi-detached bungalow is tucked away in a quiet cul-de-sac location and is being offered to the market with no onward chain, making it an ideal purchase for those looking to move quickly and with minimal hassle.

To the front, the property boasts off-road parking and a neat front garden, providing an inviting first impression. A detached garage offers further parking or storage, adding to the practicality of this lovely home.

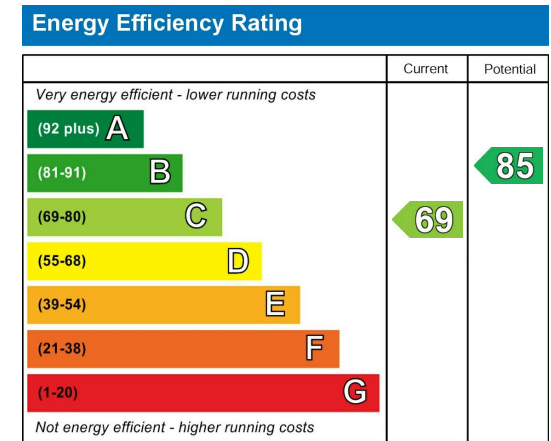
Inside, the layout is both comfortable and functional. At the front of the property, the generously sized sitting room provides a bright and welcoming living space, perfect for relaxing or entertaining guests. The kitchen also sits at the front and offers ample cabinetry and work surfaces, with scope for updating to suit your personal style.

To the rear, two well-proportioned double bedrooms overlook the private, non-overlooked rear garden, creating peaceful spaces ideal for rest and relaxation. The property also benefits from a family bathroom, conveniently located to serve both bedrooms.

The enclosed rear garden is a particular feature of the home — not overlooked and offering excellent privacy, it presents a wonderful space to enjoy the outdoors, with potential for further landscaping.

While the property is more than ready to move into, it also presents a fantastic opportunity to add your own stamp, whether through cosmetic improvements or more substantial updates. With no onward chain, this home is perfect for first-time buyers, downsizers, or investors alike looking for a smooth and straightforward purchase.

- Semi-Detached Bungalow
- Two Double Bedrooms
- Churchdown Village
- Cul-de-Sac Location
- Detached Garage
- No Onward Chain
- EPC Rating - C69
- Council Tax Band - C



Agents Note

Freehold

EPC Rating: C69

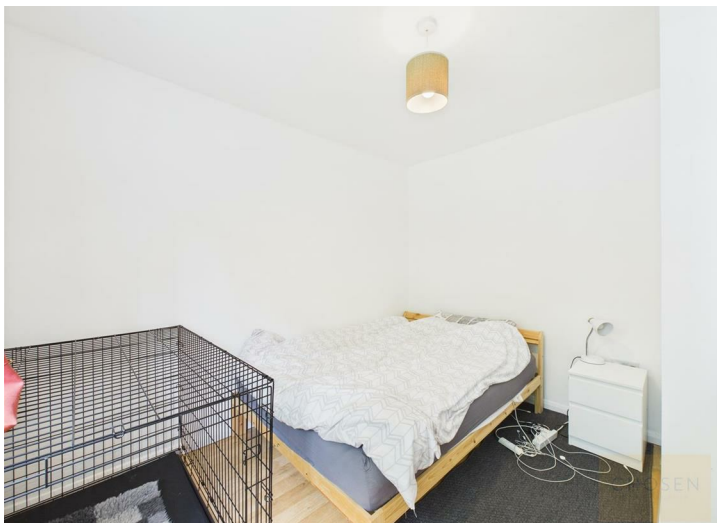
Tewkesbury Borough Council Band: C
Mains Gas, Electric and Water are connected.

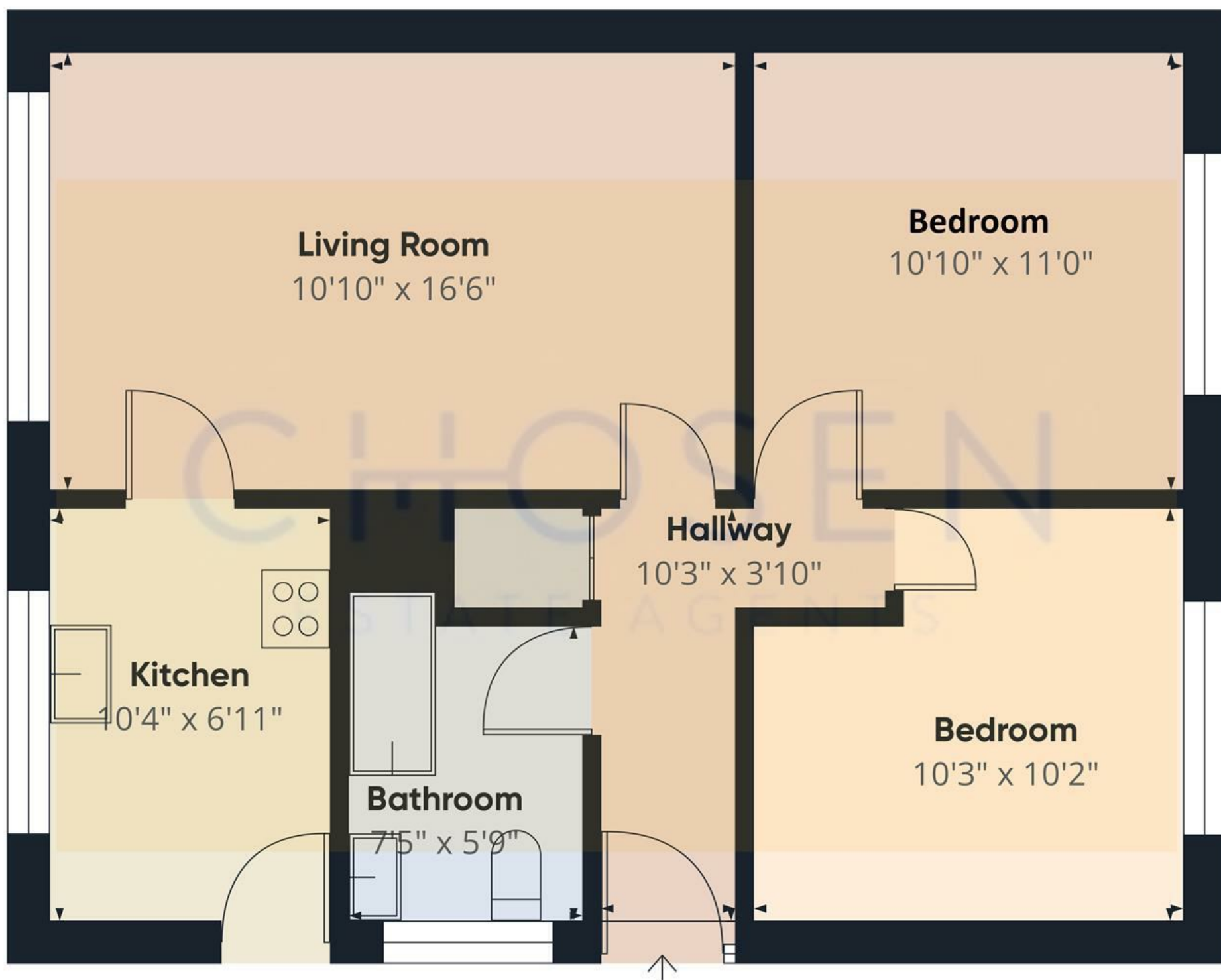
Fibre Broadband is available in the area.

Flood Risk:

Rivers & Seas: Very Low

Surface Water: Low





Approximate total area⁽¹⁾
583 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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