



40 The Manor Church Road, Churchdown, Gloucester,  
Gloucestershire, GL3 2HT

£229,950

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Situated in the sought-after 'The Manor' development for over 55s, in the heart of Churchdown Village, this delightful two-bedroom bungalow is offered to the market with no onward chain.

The property features a spacious living room with new electric fire, modern fitted shower room, and two generously sized bedrooms, with the master bedroom benefiting from fitted wardrobes. The airing cupboard boasts a brand new Worcester combination boiler.

Outside, a private rear patio provides a peaceful outdoor retreat, complemented by beautifully maintained communal gardens.

Residents can take advantage of the communal lounge, perfect for social gatherings, as well as visitors' accommodation for friends and family.

There is also a communal car park on a first-come, first-served basis.

This property offers a wonderful blend of comfort, convenience, and community living.

### Agents Note.

Leasehold.

EPC Rating: D67

Tewkesbury Borough Council Band: B

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

### Lease Information:

125 years from 1987 - 88 years remaining.

Service Charge of Approx. £1592 per annum

Buildings Insurance of Approx. £123.50 per

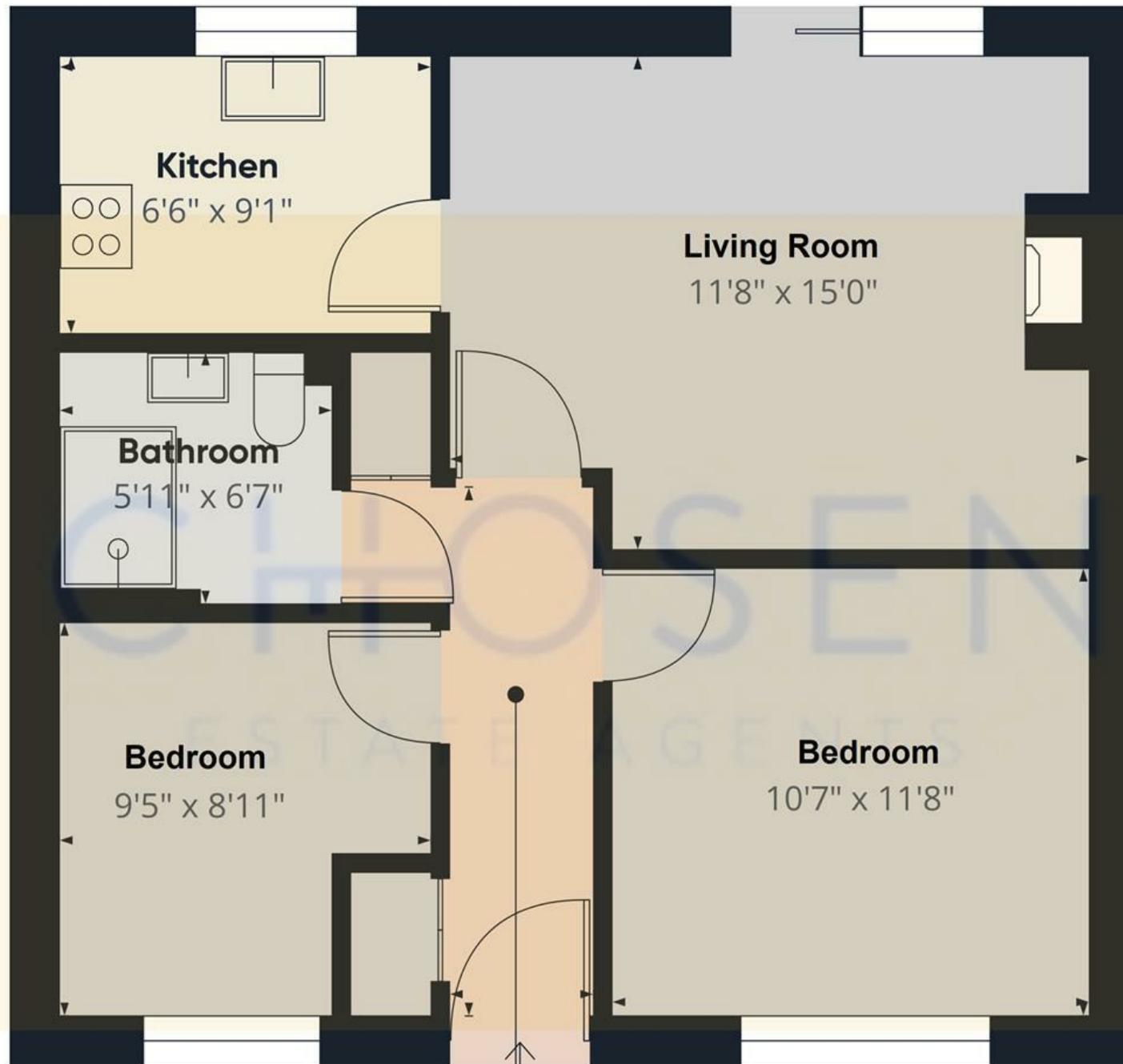
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- Two Generous Bedrooms
- No Onward Chain
- Communal Lounge and Gardens
- Brand New Boiler
- Council Tax Band: B
- Over 55s Development
- Private Rear Patio
- Bungalow With Own Private Entrance
- EPC Rating: D67

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	





**Kitchen**

6'6" x 9'1"

**Living Room**

11'8" x 15'0"

**Bathroom**

5'11" x 6'7"

**Bedroom**

9'5" x 8'11"

**Bedroom**

10'7" x 11'8"

**Hallway**

12'7" x 3'4"

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

532.7 ft<sup>2</sup>

(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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