



10 Moselle Drive, Churchdown, Gloucester, GL3 2SA

£360,000

CHOSSEN
ESTATE AGENTS

THE PROPERTY

NO ONWARD CHAIN – THREE BEDROOM SEMI-DETACHED HOME – FANTASTIC POTENTIAL – SOUGHT AFTER CHURCHDOWN LOCATION

Offered to the market with no onward chain, this three bedroom semi-detached home is situated in a popular residential area of Churchdown and presents an exciting opportunity for buyers looking to modernise and create a home tailored to their own taste and style.

Set back from the road with a generous frontage, the property benefits from a mature front garden. Internally, the accommodation is well-proportioned throughout and offers excellent scope for improvement.

The ground floor comprises an entrance hallway leading to a bright living room with bay window to the front aspect, a separate dining room, kitchen, useful utility room, office/additional bedroom and a downstairs WC. The layout provides flexibility, with potential to reconfigure or open up spaces (subject to the necessary consents) to suit modern family living.

Upstairs, there are three bedrooms – two well-sized doubles and a comfortable single – along with a family bathroom and separate WC. The first floor offers further potential to update and enhance to create stylish and functional accommodation.

Externally, the property enjoys an enclosed, low maintenance rear garden with patio and lawned areas, along with a car port, driveway space leading to the side of the house, and larger than average garage. The outdoor space offers plenty of room for landscaping or extension possibilities (subject to planning).

This is a fantastic opportunity for first-time buyers, investors or those seeking a home in a highly desirable location. Churchdown offers excellent local amenities, reputable schools and convenient access to both Gloucester and Cheltenham, as well as major transport links.

Early viewing is highly recommended to appreciate the potential this home has to offer.

Agents Note.
Freehold
EPC Rating: TBC
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

Standard 13 mbps
Superfast -
Ultrafast 1000 mbps

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- Three Bedroom Semi-Detached Home
- Incredibly Versatile Layout
- Garage And Driveway To Rear
- EPC Rating: TBC
- No Onward Chain
- Scope To Modernise/Enhance And Really Put Your Own Stamp On
- Living Room, Dining Room And Separate Office Space
- Council Tax Band: C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Floor 0

Approximate total area⁽¹⁾

1057 ft²



Floor 1

(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.

