



97 Oldbury Orchard, Churchdown, Gloucester, GL3 2NX

£365,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

An extended three bedroom semi-detached home, tucked away in a quiet no-through road within the heart of Churchdown Village, enjoying far-reaching scenic views to the rear.

The ground floor is arranged around a welcoming entrance hallway which leads to a modern fitted kitchen and a spacious living room, perfect for everyday living and entertaining. To the rear, the extension creates a bright and airy sunroom, seamlessly connecting the living space to the garden and making the most of the attractive outlook. Additional ground floor benefits include a useful home office, utility room and cloakroom/WC.

Upstairs, the property offers three bedrooms, two of which are well-proportioned doubles, all served by a contemporary family bathroom.

Outside, the rear garden is a real highlight — mainly laid to lawn with a patio seating area, enjoying a pleasant degree of privacy and open views beyond, creating a peaceful outdoor space ideal for relaxation or entertaining. To the front, the property benefits from driveway parking and an attractive frontage.

Situated in a sought-after no-through road, the home is conveniently positioned for Churchdown Village amenities, reputable local schools, countryside walks and excellent transport links.

An internal viewing is highly recommended to fully appreciate the space, setting and lifestyle on offer.

Agents Note

Freehold

EPC Rating: TBC

Tewkesbury Borough Council Tax Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.


Flood Risk

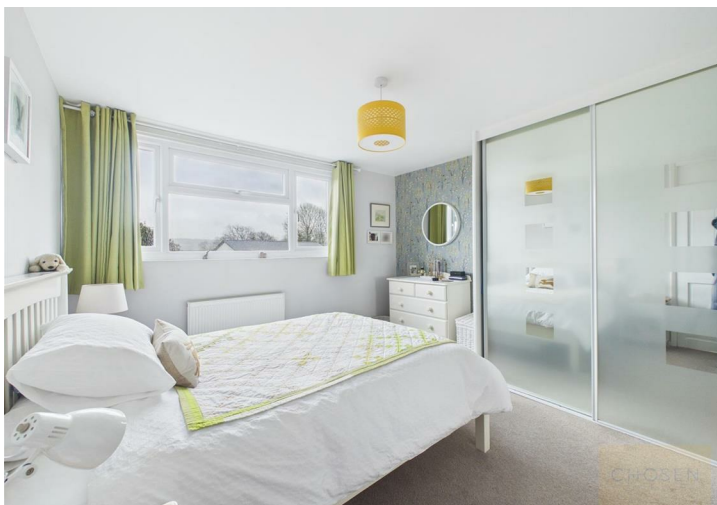
Rivers & Seas Very Low

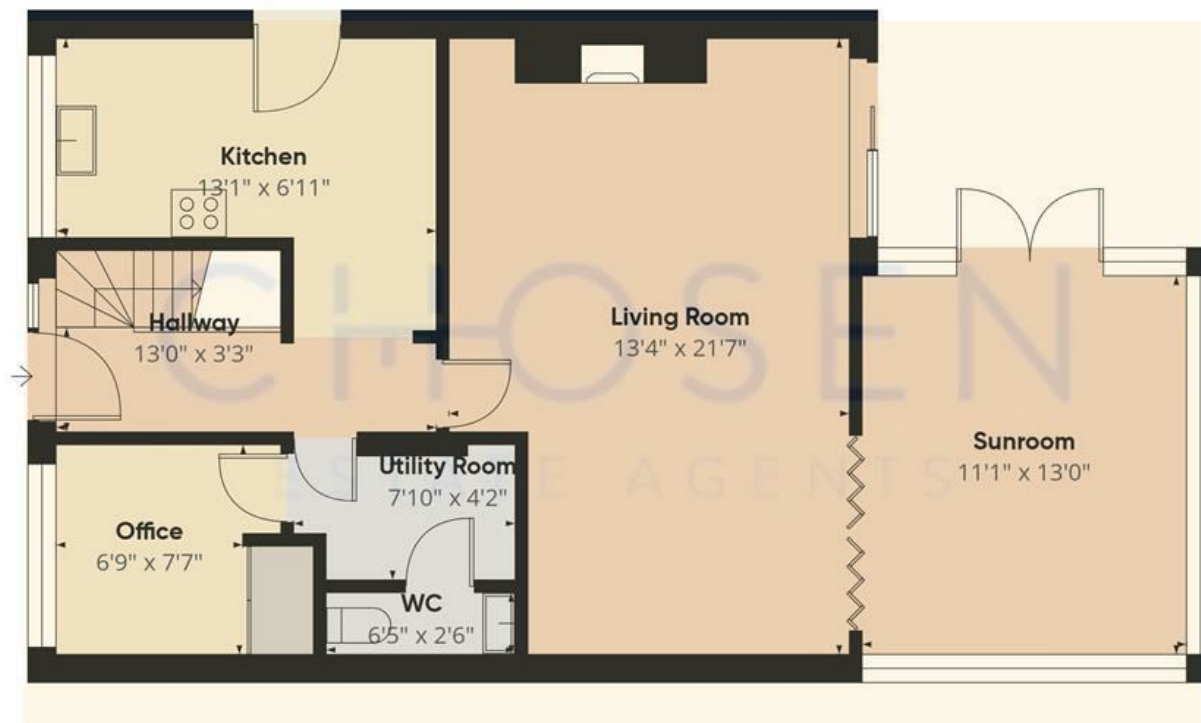
Surface Water Very Low

- Extended Three Bedroom Home
- Fantastci Village Setting With Far Reaching Views
- Driveway Providing Off Road Parking For Two Vehicles
- EPC Rating: TBC
- Contemporary Open Plan Living
- Private, Enclosed Rear Garden
- Downstairs Office Space Perfect For Anyone Working From Home
- 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



Floor 1

Approximate total area⁽¹⁾
1108 ft²

(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.

GIRAFFE360

