



6 Far Sandfield, Churchdown, Gloucester, GL3 2JS

£450,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

This charming three-bedroom detached bungalow occupies a sought-after position right in the heart of Churchdown Village, a popular semi-rural community nestled between Gloucester and Cheltenham. Benefiting from an excellent range of local amenities including independent shops, a post office and local pubs, the village offers a strong sense of community together with beautiful surrounding countryside and easy access to major road links.

Requiring some modernisation, this property presents an exciting opportunity for buyers looking to create their ideal family or retirement home with excellent potential to update and personalise throughout.

The well-proportioned accommodation includes a spacious living room enjoying a bright aspect, a generous dining area ideal for family meals or entertaining, and a practical kitchen. There are three good-sized bedrooms, a family bathroom, an additional WC, and a useful laundry room with internal access to the garage.

Outside, the bungalow boasts a delightful south-west facing rear garden perfect for enjoying afternoon and evening sun, complemented by a front garden offering kerb appeal, off-road parking, and a single garage providing secure storage or further potential.

With no onward chain and situated in such a central village location, this detached home represents a rare and appealing opportunity.

### Agents Note

Freehold  
EPC Rating: TBC  
Tewkesbury Borough Council Band: E  
Mains Gas, Electric and Water are connected.

### Flood Risk:

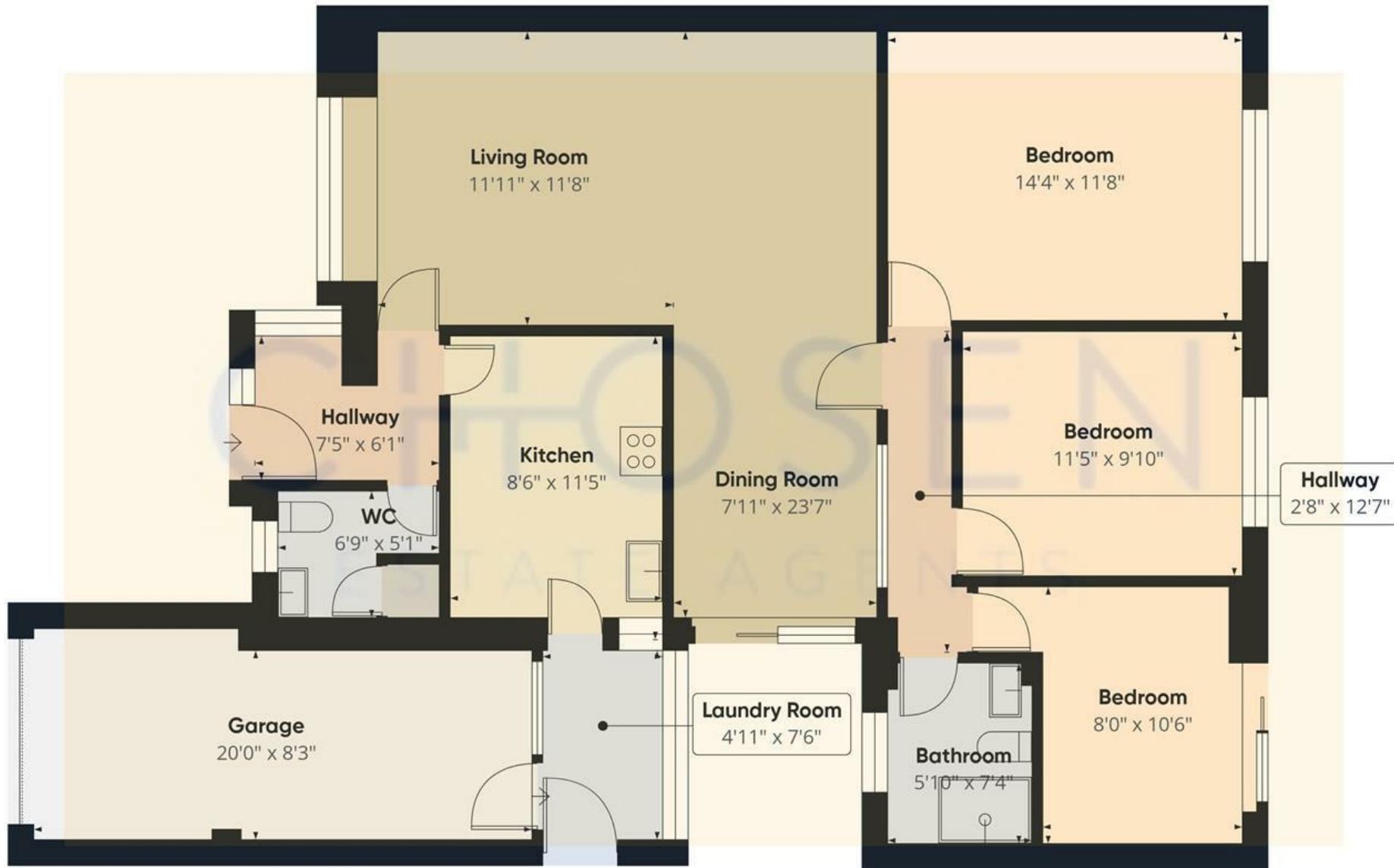
Rivers & Seas - Very Low.  
Surface Water - Very Low.

- Detached bungalow
- Three generous bedrooms
- Churchdown Village
- Scope for modernisation
- South-west facing garden
- No onward chain
- EPC Rating - TBC
- Council Tax Band - E

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Approximate total area<sup>(1)</sup>  
1179 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.

GIRAFFE360

