



3 Calendula Court Calendula Court, Churchdown, Gloucester,  
Gloucestershire GL2 1DE  
£190,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

An excellent opportunity for first time buyers and investors alike, this well presented one bedroom terraced home is offered to the market with no onward chain and benefits from off road parking, making it an ideal first step onto the property ladder or addition to a rental portfolio.

The property is presented in good order throughout, with a modern kitchen and well proportioned accommodation arranged over two floors.

Upon entering the property, you are welcomed into a small entrance porch which leads through to the living room. This is a lovely sized space with plenty of room for both living and dining furniture, making it ideal for relaxing or entertaining. The kitchen sits separately to the living area and has been modernised to provide a range of contemporary units, worktop space and room for essential appliances.

Upstairs, the property offers a generously sized double bedroom with ample space for bedroom furniture. The accommodation is completed by a separate bathroom, accessed from the landing.

The property has been well maintained, with the accommodation in good decorative order, allowing a purchaser to move straight in without the need for any major improvements. Externally, the property also benefits from off road parking, adding to its everyday practicality.

For those considering an investment, we would anticipate a rental income in the region of £950 per calendar month, making this an attractive option for landlords looking to add to their portfolio.

Equally, with its manageable size, practical layout and modern kitchen, this home would be particularly well suited to a first time buyer.

### Agents Note

Freehold

EPC Rating: C72

Tewkesbury Borough Council Band: A

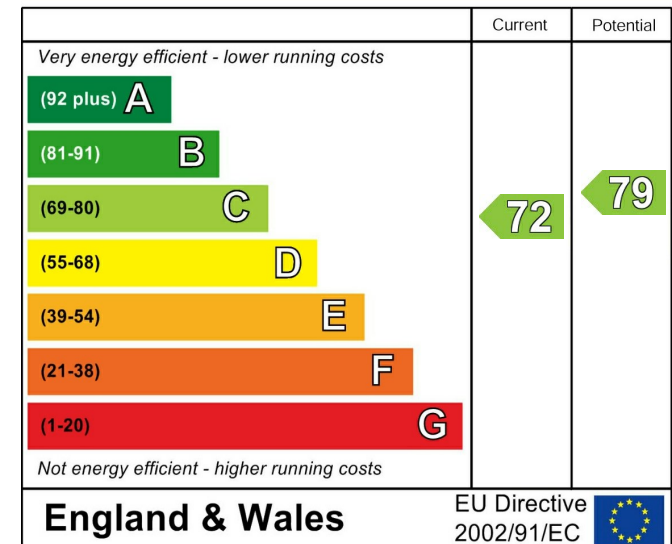
Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

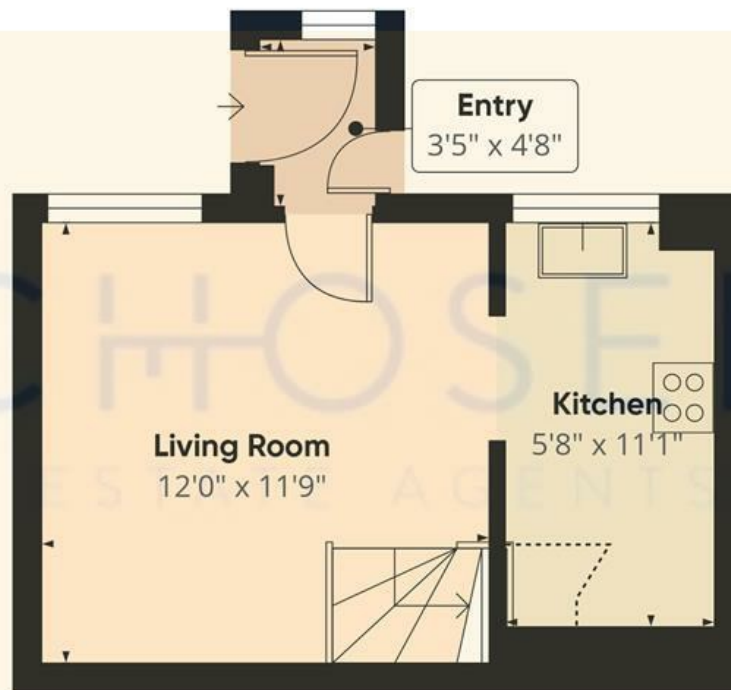
Flood Risk - Very Low

- Well presented one bedroom terraced home
- Modern kitchen and good condition throughout
- Spacious living room and double bedroom
- Off road parking
- No onward chain
- Ideal first time buy or investment opportunity
- EPC Rating - C72
- Council Tax Band - A

## Energy Efficiency Rating







Floor 0



Floor 1



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

407 ft<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>

(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.

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