



16 Warren Close, Churchdown, Gloucester, GL3 1JP

£315,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Tucked away in a quiet cul-de-sac in Churchdown, this attractive three-bedroom semi-detached home offers spacious and well-balanced accommodation suited to modern family living.

The property has been extended to the rear, creating a particularly generous dining area that provides an excellent space for both everyday use and entertaining. This flows naturally from the main living room, while the ground floor is further complemented by a fitted kitchen and spacious entrance hallway.

Upstairs, the property offers three bedrooms along with a family bathroom with separate WC, providing flexible accommodation for families, guests, or those working from home.

Externally, the home benefits from off-road parking for up to four vehicles, a highly practical feature. The cul-de-sac position backs directly onto a playing field/park, giving a pleasant open outlook and enhancing the overall sense of space. The property also features a garage for additional storage space.

Conveniently located for local amenities, schools, and transport links, this property presents an excellent opportunity to acquire a well-positioned home in a peaceful residential setting.

### Agents Note


Freehold  
EPC Rating: C71  
Tewkesbury Borough Council Band: C  
Mains Gas, Electric and Water are connected.

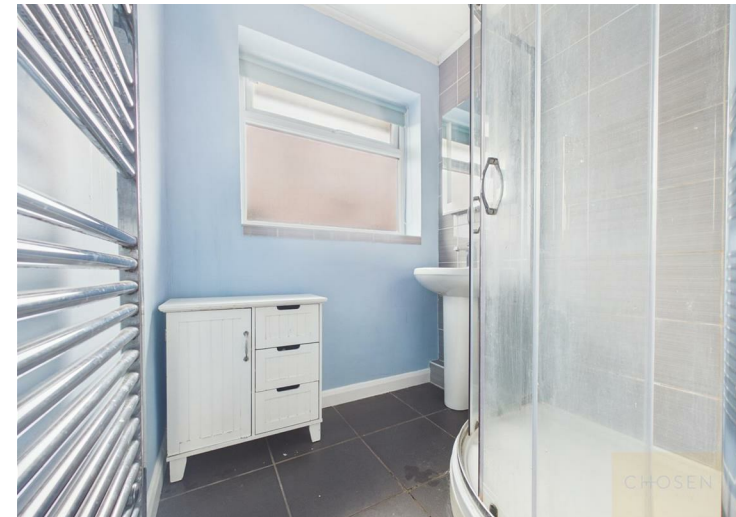
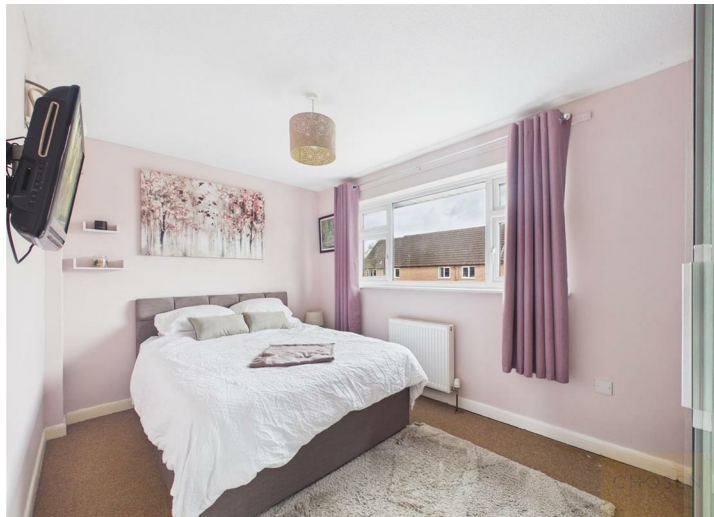
### Flood Risk:

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

- Three bedroom semi-detached home
- Rear extension
- Close to playing field/park
- EPC Rating - C71
- Quiet cul-de-sac location
- Plenty of off-road parking
- Close to local amenities
- Council Tax Band - C

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</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	





Floor 0



Floor 1



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

1033 ft<sup>2</sup>

Reduced headroom

12 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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