



25 Goldsmith Road, Churchdown, Gloucester, GL3 1FF

£295,000

CHOSEN  
ESTATE AGENTS



THE PROPERTY

Built in 2023, this beautifully presented two bedroom semi-detached home offers modern living in the ever-popular Churchdown. Finished to a high standard throughout, the property is ideal for first-time buyers, professionals, or those looking to downsize into a low-maintenance, contemporary home.

The accommodation begins with a welcoming entrance hallway leading to a stylish fitted kitchen, complete with modern units and partially integrated appliances. To the rear of the property is a generous living room, flooded with natural light and providing ample space for both relaxing and dining, with double doors opening directly onto the rear garden. A useful cloakroom/WC completes the ground floor.

Upstairs, the property boasts two well-proportioned bedrooms, including a spacious principal bedroom, served with an en-suite, and a second double room. Furthermore, the stylish family bathroom completes the first floor accommodation.

Externally, the property benefits from a well-maintained, enclosed rear garden, mainly laid to lawn with a patio seating area, ideal for outdoor dining and entertaining. To the front, there is off-road parking on the driveway.

Positioned within easy reach of local amenities, schools, and transport links, including access to Gloucester, Cheltenham and the M5, this superb home combines modern convenience with an incredibly sought after location.

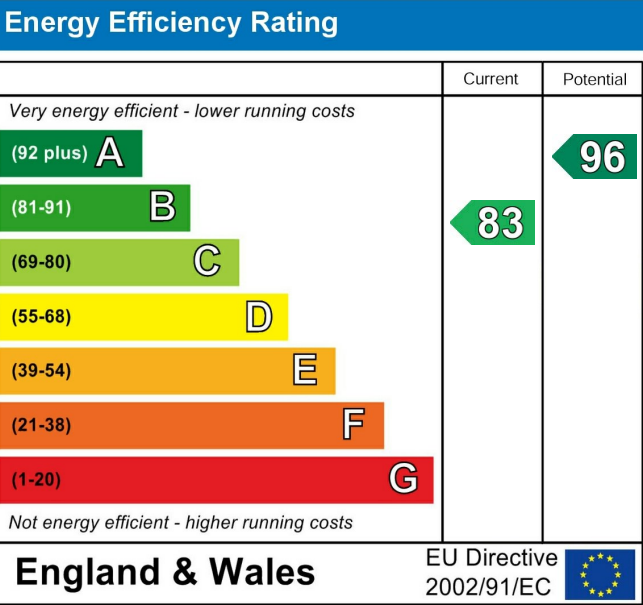
Agents Note.  
Freehold  
EPC Rating: B83  
Tewkesbury Borough Council Band: B  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

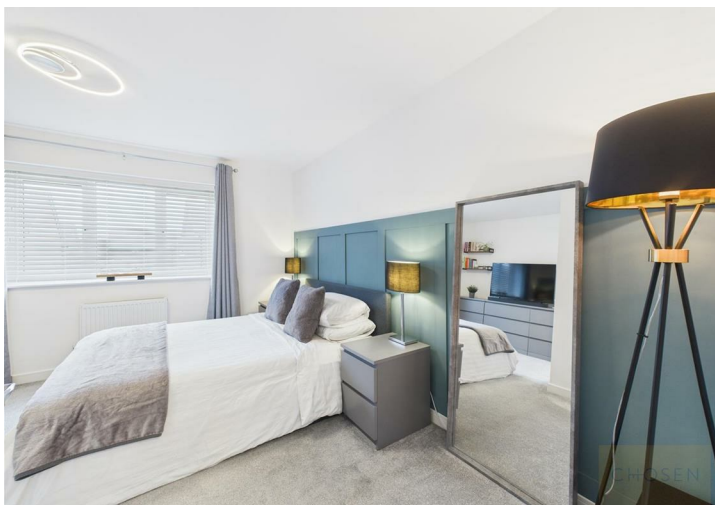
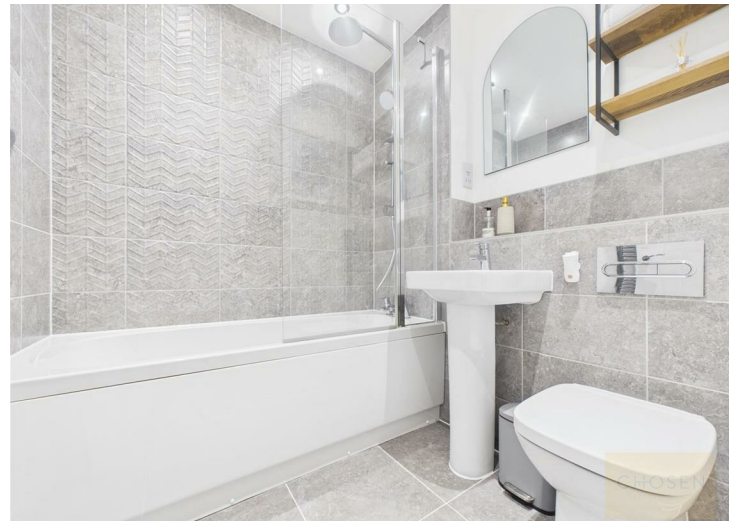
Flood Risk:  
Rivers & Seas - Very low  
Surface Water - Very low

Broadband (estimated speeds)  
Standard 11 mbps  
Superfast -  
Ultrafast 1800 mbps

\*The property is subject to a nominal annual site maintenance charge\*

- Beautifull Presented • Incredibly Generous  
Two Bedroom Plot  
Home
- Ample Off Road • Downstairs WC,  
Parking Family Bathroom  
And En-Suite
- Perfect First Time • Built In 2023  
Purchase
- EPC Rating: B83 • Council Tax Band: B



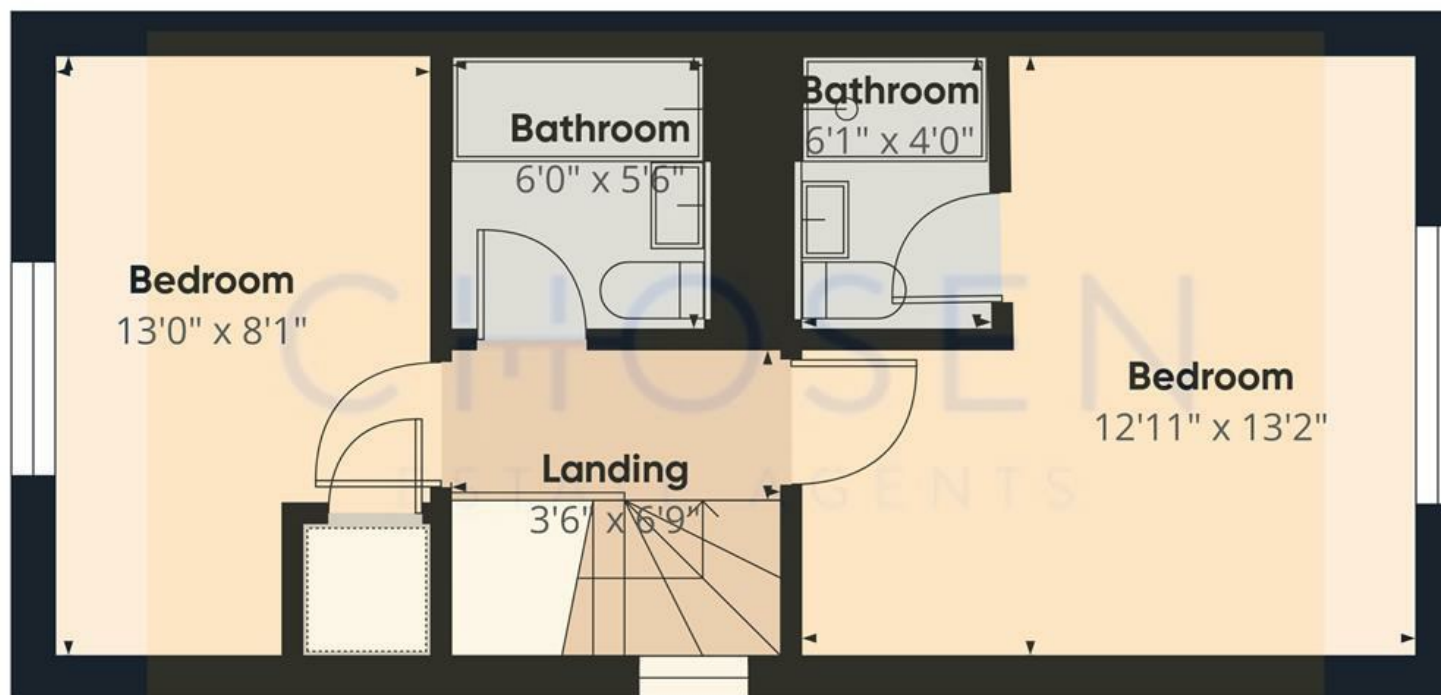






Floor 0

Approximate total area<sup>(1)</sup>  
681 ft<sup>2</sup>



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.

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