



25 Goldsmith Road, Churchdown, Gloucester, GL3 1FF

£295,000

CHOSSEN  
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\*

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

### Energy Efficiency Rating





