



9 Hanover Way, Churchdown, GL3 1NJ
£425,000

CHOSSEN
ESTATE AGENTS

THE PROPERTY

Situated on a popular no-through road, ensuring a peaceful environment for families, this beautifully presented four-bedroom detached house on Hanover Way offers a perfect blend of modern living and comfort.

Upon entering, you are greeted by a contemporary open-plan kitchen diner, ideal for both entertaining guests and enjoying family meals. The space is bright and airy, creating a welcoming atmosphere. The separate living room features a cosy log burner, perfect for those chilly evenings, providing a warm and inviting space to relax. Furthermore, a useful utility space can be found adjacent the kitchen.

The property boasts four well-proportioned bedrooms, ensuring ample space for family and guests alike. The modern family bathroom is designed with style and functionality in mind, while the en-suite bathroom offers added convenience to the master bedroom. Additionally, a downstairs WC enhances the practicality of the home.

Outside, the property benefits from a garage and a driveway that accommodates parking for up to three vehicles, a valuable feature in today's busy world. The well-maintained exterior complements the interior charm, making this home a true gem in the Churchdown area.

Agents Note.

Freehold

EPC Rating: C69

Tewkesbury Borough Council Band: D

Mains Gas, Electric and Water are connected.

Flood Risk:

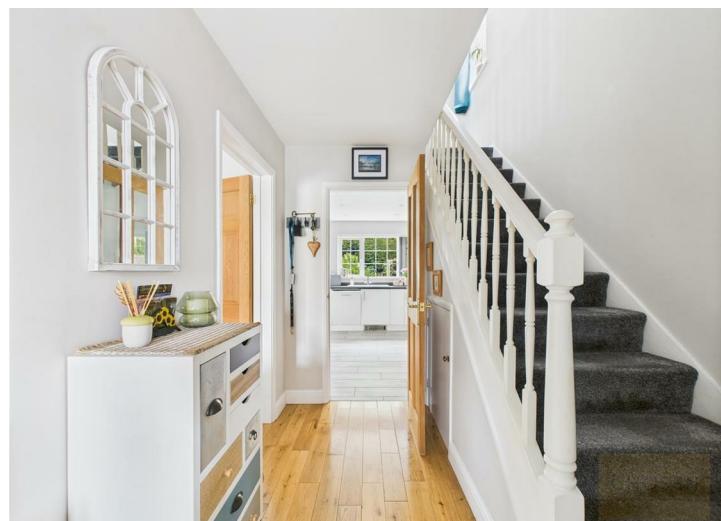
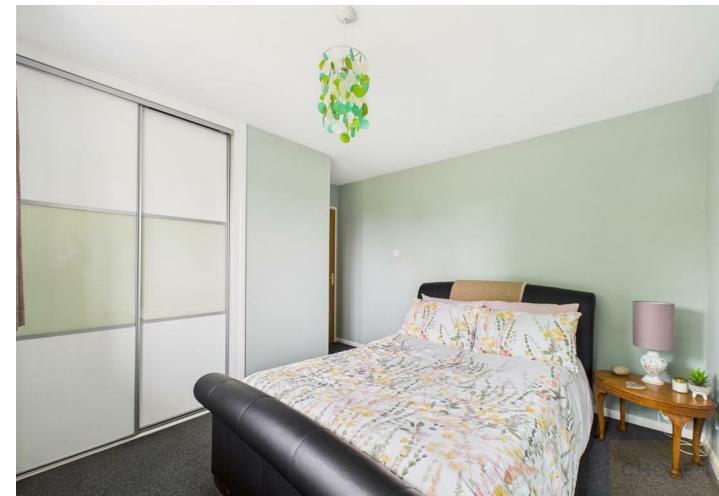
Rivers & Seas - Very Low

Surface Water - Very Low

- Beautifully Presented Four Bedroom Detached Home
- Separate Living Room With Log Burner
- Family Bathroom, En-Suite And Downstairs WC
- EPC Rating: C69
- Contemporary Open Plan Kitchen-Diner
- Popular No Through Road
- Garage And Driveway in Front Of
- Council Tax Band: D

Energy Efficiency Rating

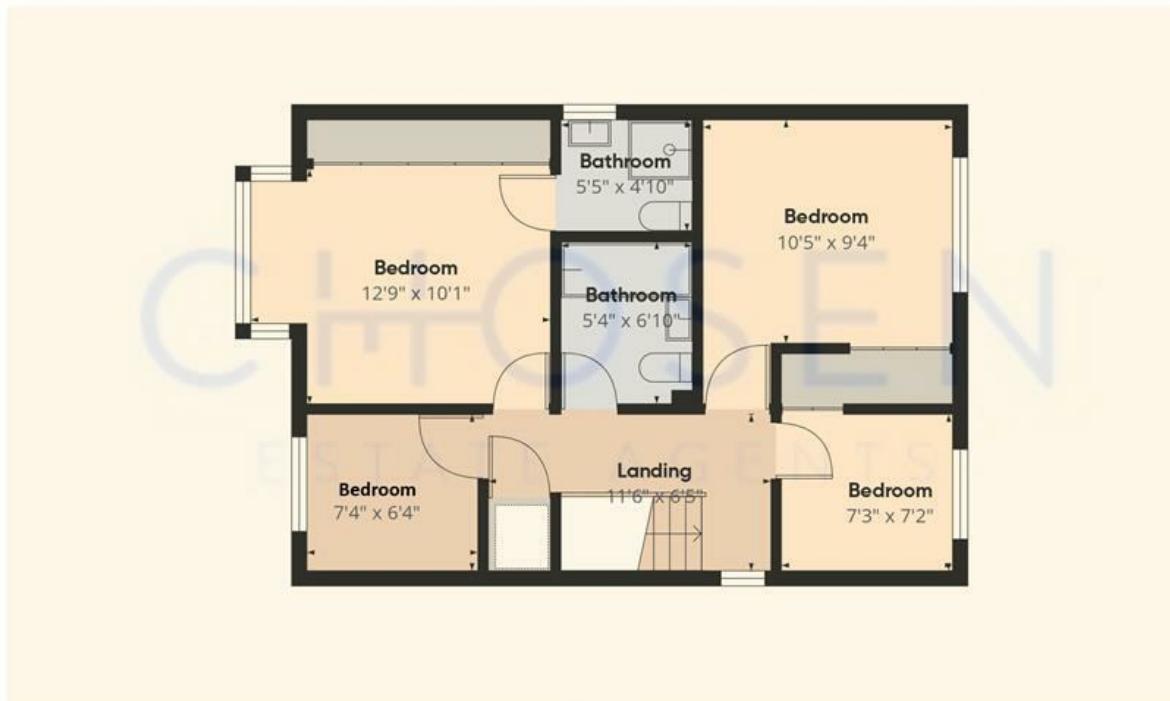
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾

1227 ft²



(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.