



21 The Piece, Churchdown, Gloucester, GL3 2EX

£525,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Positioned on a peaceful private road in the heart of Churchdown Village, this delightful two bedroom detached bungalow offers spacious, versatile living and a beautifully maintained extensive rear garden, perfect for those seeking a quiet and well-connected home.

The property comprises a welcoming hallway, a bright and generous living room overlooking the rear garden, and a separate dining room ideal for entertaining or conversion into a home office if desired. The modern kitchen provides ample workspace and storage with direct access to the driveway and garden.

There are two well-proportioned double bedrooms, both with pleasant views, and a family bathroom completing the internal accommodation.

Externally, the home sits on a large, well-tended plot featuring a private driveway offering off-road parking, a detached garage, and an impressive south facing rear garden with mature trees, lawn, and planting – a wonderful space for outdoor relaxation or potential future extension (subject to planning).

Situated within walking distance of local shops, amenities, and transport links, this property combines village charm with everyday convenience.

Offered to the market with no onward chain, this superb bungalow represents an excellent opportunity for downsizers, small families, or those looking to create their dream home in a sought-after location

Agents Note.

Freehold

EPC Rating: E40

Tewkesbury Borough Council Tax Band: D

Mains Electric and Water are connected.


Flood Risk:

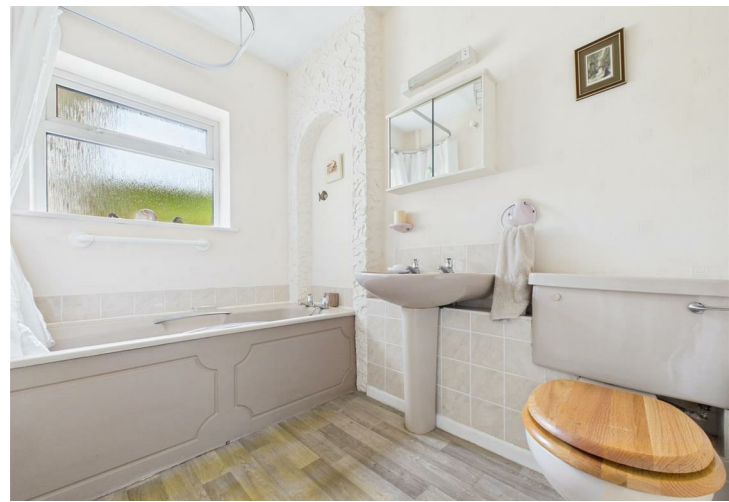
Rivers & Sea: Very Low

Surface Water: Very Low

- Two Bedroom Detached Bungalow
- Substantial Plot
- Generous Rear Garden
- Coming To The Market For The First Time Since It Was Built
- Council Tax Band: D
- Incredibly Sought After Village Location
- Garage And Extensive Driveway
- No Onward Chain
- EPC Rating: E40

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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 	





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

(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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