



4 Challenger Road, Innsworth, Gloucester, GL3 1FQ

£340,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Situated within the highly regarded and recently developed Whittle Gardens in Innsworth, this modern and thoughtfully arranged home offers stylish, low-maintenance living ideal for families, professionals or investors alike. Available with no onward chain, the property is ready for immediate occupation.

The ground floor welcomes you with a practical entrance hallway, leading through to a well-proportioned living room – a comfortable and inviting space to relax and unwind. To the rear, the contemporary kitchen is generous in size, offering ample space for dining and everyday living, with direct access to the garden making it perfect for both entertaining and modern family life. A convenient ground floor WC completes the layout.

Upstairs, the first floor provides three well-balanced bedrooms, each offering flexibility for family use, guests or home working. The master bedroom is complemented by an ensuite shower room, while the family bathroom accommodates the two remaining bedrooms. A central landing ties the accommodation together seamlessly.

A particular feature of this home is the garage conversion to create a separate office space, ideal for those working from home, running a small business, simply requiring additional space, or those needing versatile accommodation away from the main house. This conversion still allows for a storage room to the front of the garage.

Whittle Gardens is perfectly positioned for access to Gloucester, Cheltenham and the M5, while also benefiting from nearby green spaces, schools and local amenities. This is a superb opportunity to acquire a modern home in a popular and growing community, with the added advantage of no onward chain for a

Agents Note straightforward purchase.

Freehold

EPC Rating: B85

Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

Flood Risk:

Rivers & Seas - Very Low.

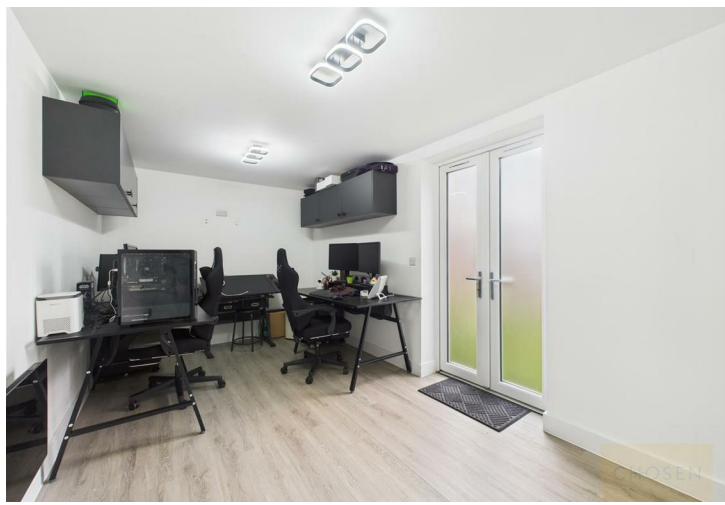
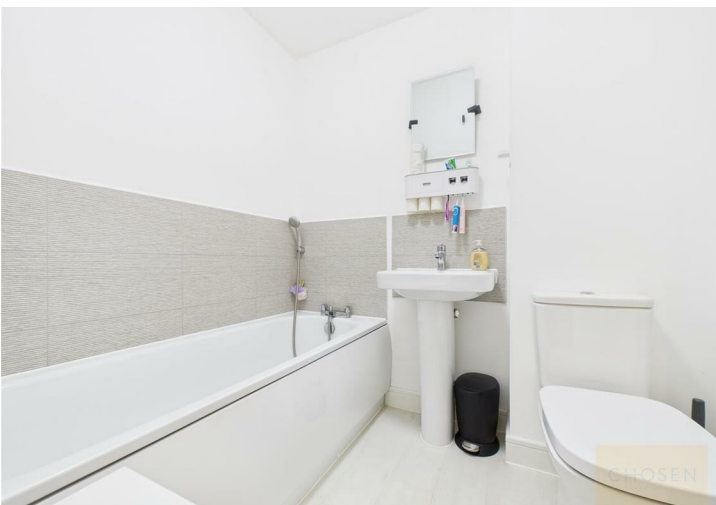
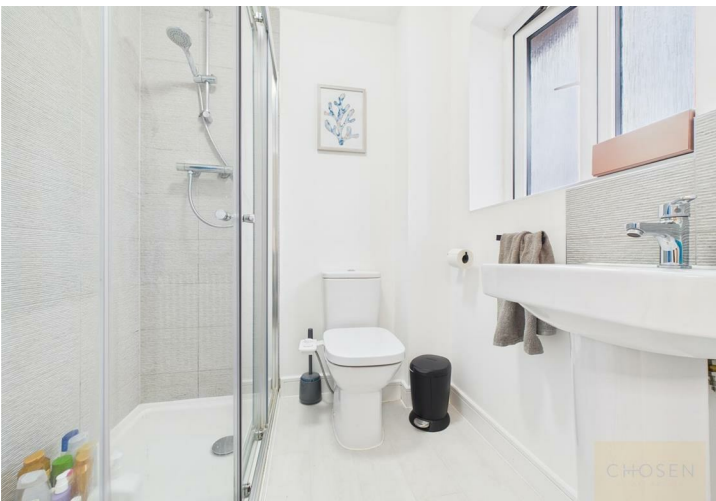
Surface Water - Very Low.

Fibre broadband is available.

- Modern three-bedroom home
- Master bedroom with ensuite shower room
- Separate office space ideal for home working or business use
- EPC Rating - B85
- Spacious kitchen/diner
- Generous rear garden
- No onward chain
- Council Tax Band - C

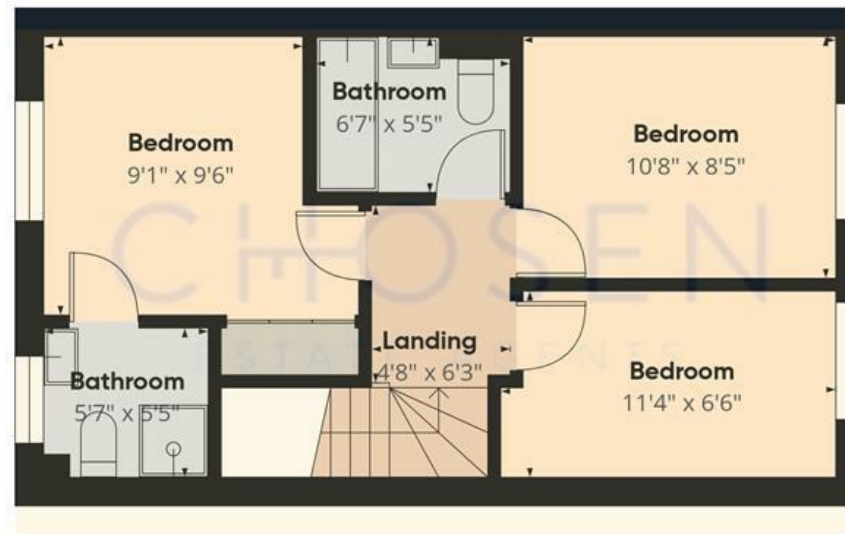
## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>97</b> |
| (81-91) <b>B</b>                            | <b>85</b>                                                                                                     |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (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** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

**Approximate total area<sup>(1)</sup>**  
915 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.

**GIRAFFE360**