



21 Cavendish Avenue, Churchdown, Gloucester, GL3 2HN

£395,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Offered with NO ONWARD CHAIN, this well-proportioned three bedroom semi-detached bungalow occupies a generous corner plot and benefits from a driveway, garage and attractive wrap-around garden, making it an ideal home for downsizers, families or those seeking single-level living.

The property is entered via a welcoming hallway which provides access to all principal rooms. There is a bright and comfortable living room, along with a contemporary open plan kitchen-dining-living space, the real heart of the home.

The bungalow offers three well-proportioned bedrooms, two of which are generous doubles, served by a bathroom and en-suite, providing excellent practicality for everyday living. A particular highlight is the sunroom, which enjoys views over the garden and provides an additional reception space ideal for relaxing or entertaining.

Externally, the property sits on a corner plot with gardens to the front and side, offering a good degree of privacy. To the front there is a driveway providing off-road parking, which leads to a single garage. The outdoor space offers plenty of potential for landscaping or extension (subject to the usual consents).

Located within an established residential area, the property is conveniently placed for local amenities, transport links and services.


Early viewing is highly recommended to appreciate the space, plot size and potential on offer, particularly with the added advantage of no onward chain

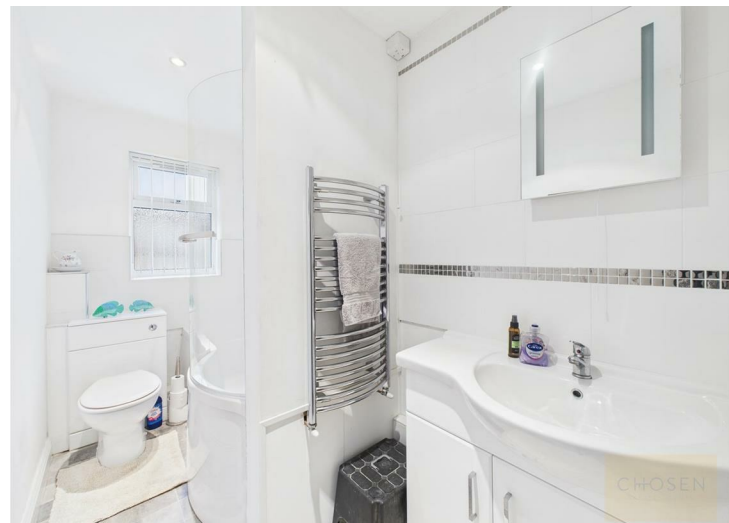
Agents Note.
Freehold.
EPC Rating: TBC
Tewkesbury Borough Council Band: D
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

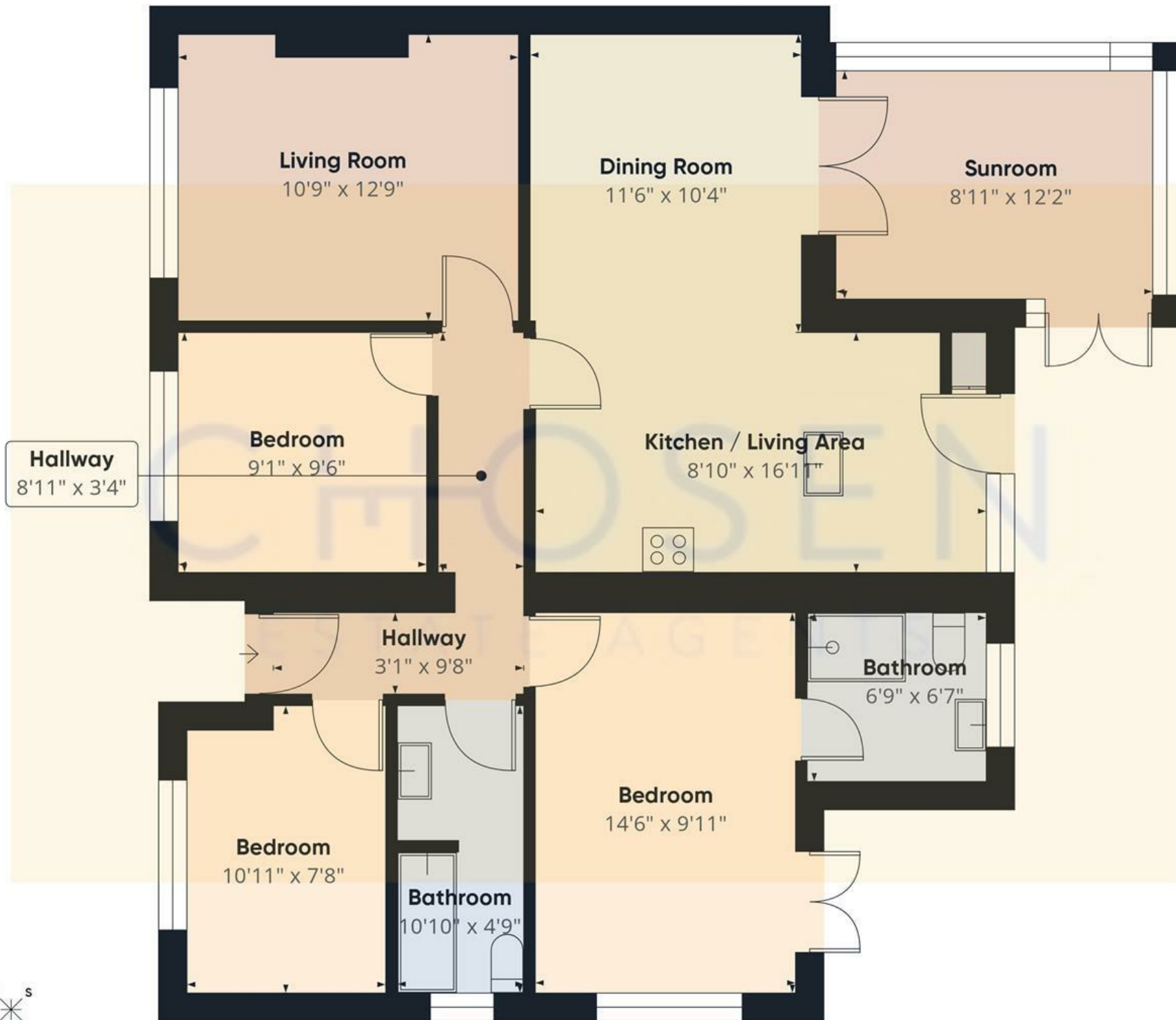
Flood Risk:
Rivers & Seas - Very Low
Surface Water - Very Low

- Three Bedroom Semi-Detached Bungalow
- No Onward Chain
- Incredibly Sought After Village Location
- Contemporary Open Plan Living
- En-Suite To Bedroom One
- Garage And Driveway In Front Of
- Corner Plot
- EPC Rating: TBC
- Council Tax Band: D

Energy Efficiency Rating

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





Approximate total area⁽¹⁾
1006 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.

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