



93 Oldbury Orchard, Churchdown, Gloucester, Gloucestershire, GL3

ONLY  
£370,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Situated in the heart of highly desirable Churchdown Village, this well-proportioned three/four bedroom semi-detached home offers versatile accommodation of approximately 1,057 sq. ft., generous gardens, and open countryside views to the rear.

Ideal for small families, the property combines flexible living space with excellent potential to modernise and personalise.

The accommodation briefly comprises: an entrance porch leading into a welcoming hallway with stairs to the first floor; a kitchen to the front, a bright and spacious living/dining room measuring over 21ft in length; and a delightful sunroom overlooking the rear garden, providing an additional reception space perfect for entertaining or relaxing. The ground floor also benefits from a double bedroom, that could be utilised as an office, and a convenient shower room/WC, offering flexibility for multi-generational living or guest accommodation.

Upstairs, there are three further bedrooms, including two well-proportioned doubles and a generous single, along with a family bathroom accessed from the landing.

Externally, the property enjoys a lawned front garden and driveway providing off-road parking. To the rear is a pleasant enclosed garden, mainly laid to lawn with patio seating areas, mature shrubs and fencing, backing onto open fields and enjoying a lovely outlook.

Churchdown Village is a popular and well-connected location offering a range of local shops, amenities, highly regarded schools and excellent transport links to Gloucester, Cheltenham and the M5.

This is a fantastic opportunity to acquire a spacious family home in a prime village setting, with scope to update and add value.

### Agents Note

Freehold

EPC Rating: D68

Tewkesbury Borough Council Tax Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

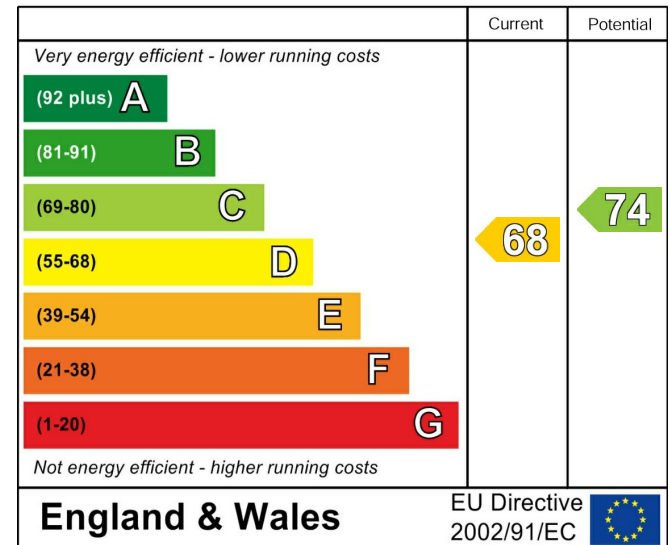
### Flood Risk

Rivers & Seas Very Low

Surface Water Very Low

- Three/Four Bedroom Semi Detached Home
- Driveway To The Front
- Open Plan Living
- EPC Rating: D68
- Sought After Village Location
- Enclosed Rear Garden
- Downstairs Bedroom/Office Space
- Council Tax Band: C

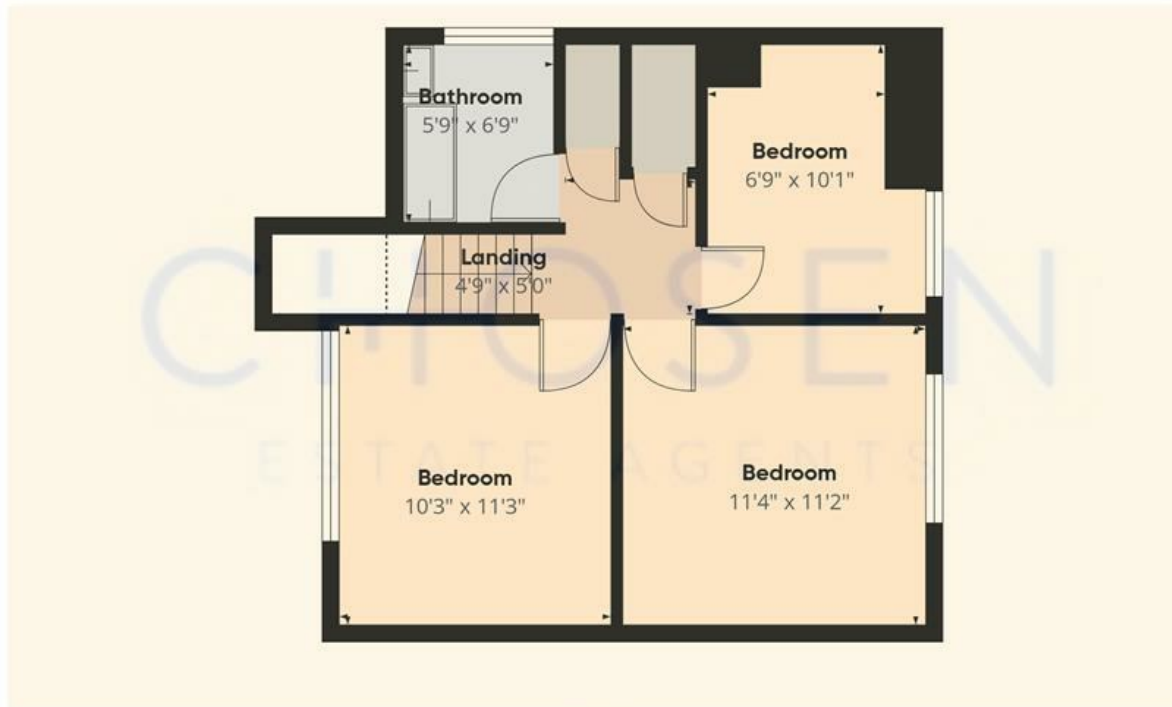
## Energy Efficiency Rating







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1057 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

