



6 Parkside Drive, Churchdown, Gloucester, GL3 1HT

£400,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

This well-proportioned semi-detached home offers flexible accommodation arranged over two floors, making it an excellent option for families, home workers, or buyers seeking additional adaptable space.

The property is entered via a welcoming hallway which leads into a spacious living room stretching the full depth of the house. The room benefits from a charming bay window to the front, allowing plenty of natural light and creating a comfortable space for both relaxing and entertaining.

Positioned centrally within the home is the kitchen, which provides convenient access to a separate utility room, ideal for additional storage and laundry space.

To the rear of the property is a particularly versatile office/bedroom/annex room with its own WC, making it perfect for guests, independent family members, a home office, or hobby room. This space also benefits from direct access to the garden, adding to its practicality and flexibility depending on the buyer's needs.

The property features a generous rear garden, predominantly laid to lawn with a patio area, offering a private and enjoyable outdoor space perfect for entertaining, relaxing, or family activities.

Upstairs, the property offers three bedrooms arranged around a central landing. The main bedroom enjoys a feature bay window, creating a bright and pleasant room, while the remaining two bedrooms provide comfortable accommodation for children, guests, or those needing space to work from home. A family bathroom completes the first floor.

Overall, the property offers a great balance of living and bedroom accommodation along with the added benefit of the adaptable ground floor room. With scope for buyers to personalise and enhance further, this home presents a fantastic opportunity for those seeking a practical property with flexible living space.

- Semi-detached Family Home
- No Through Road
- Separate Accommodate for Annex, Bedroom or Office
- EPC Rating - TBC
- Three/Four Bedrooms
- Ample Off Road Parking
- Private Rear Garden
- Council Tax Band - C

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 	

Agents Note

Freehold

EPC Rating: TBC

Tewkesbury Borough Council Tax Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

Rivers & Sea: Very Low

Surface Water: Low





Floor 0



Floor 1

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

1161 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

