



9 Hanover Way, Churchdown, GL3 1NJ

£425,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated on a popular no-through road, ensuring a peaceful environment for families, this beautifully presented four-bedroom detached house on Hanover Way offers a perfect blend of modern living and comfort.

Upon entering, you are greeted by a contemporary open-plan kitchen diner, ideal for both entertaining guests and enjoying family meals. The space is bright and airy, creating a welcoming atmosphere. The separate living room features a cosy log burner, perfect for those chilly evenings, providing a warm and inviting space to relax. Furthermore, a useful utility space can be found adjacent the kitchen.

The property boasts four well-proportioned bedrooms, ensuring ample space for family and guests alike. The modern family bathroom is designed with style and functionality in mind, while the en-suite bathroom offers added convenience to the master bedroom. Additionally, a downstairs WC enhances the practicality of the home.

Outside, the property benefits from a garage and a driveway that accommodates parking for up to three vehicles, a valuable feature in today's busy world. The well-maintained exterior complements the interior charm, making this home a true gem in the Churchdown area.

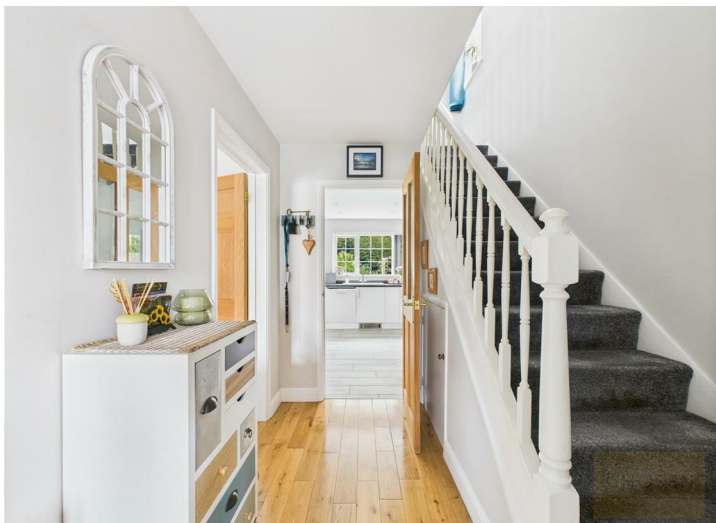
Agents Note.
Freehold
EPC Rating: C69
Tewkesbury Borough Council Band: D
Mains Gas, Electric and Water are connected.

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

- Beautifully Presented Four Bedroom Detached Home
- Contemporary Open Plan Kitchen-Diner
- Separate Living Room With Log Burner
- Popular No Through Road
- Family Bathroom, En-Suite And Downstairs WC
- Garage And Driveway in Front Of
- EPC Rating: C69
- Council Tax Band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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 	





Floor 0

Approximate total area⁽¹⁾
1227 ft²



Floor 1

(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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