



19 Westover Court, Churchdown, Gloucester, GL3 2AA

£290,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Situated in a pleasant position backing directly onto open fields, this well-presented three-bedroom end-of-terrace home offers modern accommodation, a private rear garden, and the benefit of an en-bloc garage with rear access via the garden.

The property would make an ideal purchase for first-time buyers, families, or investors seeking a home with a peaceful outlook and practical living space.

The ground floor comprises a spacious entrance hallway with stairs to the first floor, a modern fitted kitchen to the front offering a range of wall and base units with worktop space and room for appliances, and a bright and generously sized living room to the rear. The living room provides ample space for seating and opens directly onto the rear garden, creating an excellent space for relaxing or entertaining.

Upstairs, the first-floor landing leads to three bedrooms and the family bathroom. The principal bedroom enjoys views over the rear garden and open fields beyond. The second bedroom is also well-proportioned, while the third bedroom is ideal as a child's room, guest room, or home office. The bathroom is fitted with a modern suite including a bath with shower over, wash basin, and WC.

Externally, the property benefits from a private rear garden with a gate providing direct access to the en-bloc garage. There is also additional parking available on a first-come, first-served basis within the nearby parking area.

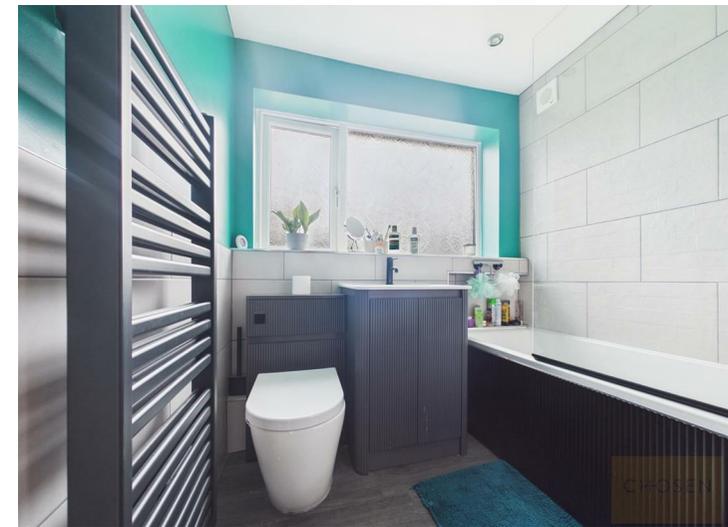
- Three-bedroom end-of-terrace home
- Spacious living room with garden access
- Private rear garden
- EPC Rating - TBC
- Modern condition throughout
- En-bloc garage with rear garden access
- Cul-de-sac location
- Council Tax Band - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

### Agents Note

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

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





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
766 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

