



15 Holtham Avenue, Churchdown, Gloucester, GL3 2AR

£325,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled in the heart of Churchdown, this beautifully extended three-bedroom semi-detached home on Holtham Avenue offers contemporary living with a stylish and tasteful finish throughout.

Upon entering, you are greeted by a bright and airy sitting room, designed to create a welcoming space for relaxation. The real showstopper is the stunning extended kitchen/diner, which has been transformed into a light-filled and sociable heart of the home. Featuring sleek, modern fittings and generous dining space, this area enjoys views over the garden, making it perfect for entertaining or family gatherings.

Upstairs, the property continues to impress with two spacious and bright double bedrooms, both finished to a high standard, along with a well-proportioned third single bedroom, ideal as a nursery, study, or guest room. The modernised family bathroom has been stylishly updated, offering a fresh and elegant space to unwind.

Outside, the rear garden provides a peaceful retreat with a blend of decking and lawn, perfect for enjoying outdoor living. A fantastic summer house with installed electrics offers versatile additional space—ideal for a home office, gym, or relaxation area. The home also benefits from off-road parking and easy access to local amenities, schools, and transport links.

A beautifully updated home that is ready to move straight into—viewings are highly recommended to appreciate all that it has to offer.

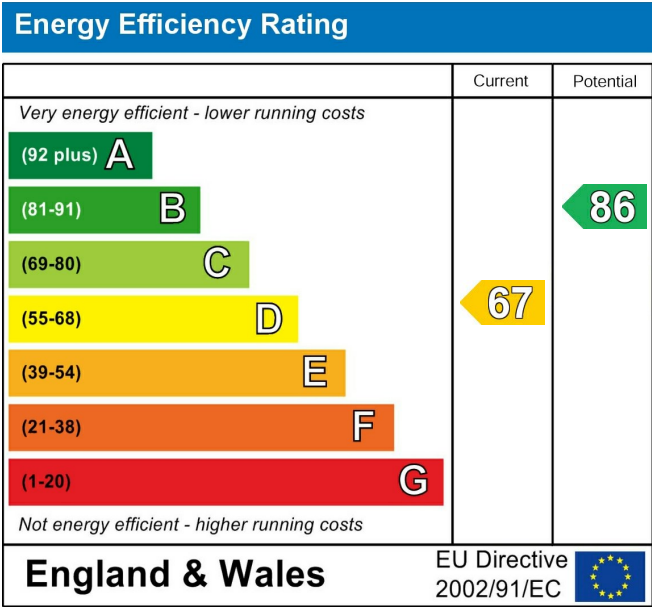
Agents Note.
Freehold
EPC Rating: D67
Tewkesbury Borough Council Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

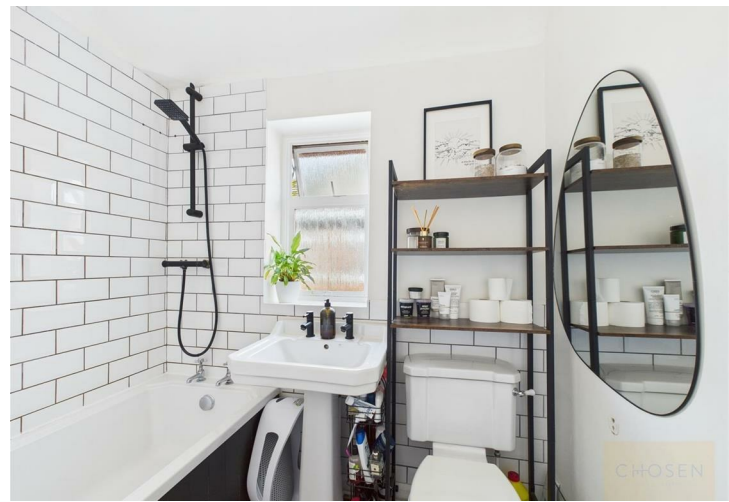
Flood Risk
Rivers & Seas Very Low
Surface Water Very Low

Broadband (estimated speeds)
Standard 18 mbps
Superfast -

2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk

- Beautifully Presented Three Bedroom Home
- Single Storey Extension
- Generous, Enclosed Rear Garden Boasting Summerhouse With Power
- Driveway Providing Two Off Road Parking Spaces
- Light And Airy Throughout
- Modern Bathroom
- EPC: D67
- Council Tax Band: C







Floor 0

Approximate total area⁽¹⁾
749.27 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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