



223 Pirton Lane, Churchdown, Gloucester, Gloucestershire, GL3 2QH

£195,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated on the highly sought-after edge of Churchdown Village, this well-proportioned two bedroom ground floor maisonette offers spacious accommodation, a private garden, and excellent convenience for local amenities, transport links, and countryside walks.

The property is entered via a private entrance leading into a central hallway, creating a welcoming sense of space and separation between the living areas and bedrooms. The generous living room enjoys plenty of natural light and provides an ideal setting for both relaxing and entertaining, with ample room for sofas, storage, and a dining area if desired.

The kitchen is well laid out with a practical range of work surfaces and storage cupboards, offering excellent potential for modernisation or personalisation. There is space for freestanding appliances and everyday dining.

The property benefits from two bedrooms, including a particularly spacious master bedroom and a second bedroom that would work equally well as a guest room, nursery, or home office. The bathroom is conveniently positioned off the hallway and comprises a fitted suite with bath/shower, wash basin, and WC.

One of the standout features of this maisonette is the private garden, providing valuable outdoor space rarely found with apartments. Perfect for summer dining, gardening enthusiasts, or simply enjoying a quiet outdoor retreat, the garden adds significantly to the overall appeal of the home.

Located on the edge of Churchdown Village, the property enjoys easy access to a range of local shops, cafés, schools, and everyday amenities, while also benefiting from nearby countryside walks and excellent commuter links to Gloucester, Cheltenham, and the M5 motorway.

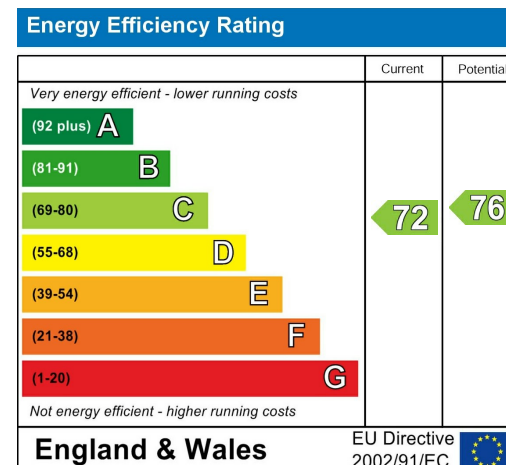
This property would make an ideal first-time purchase, downsizing opportunity, or investment buy-to-let.

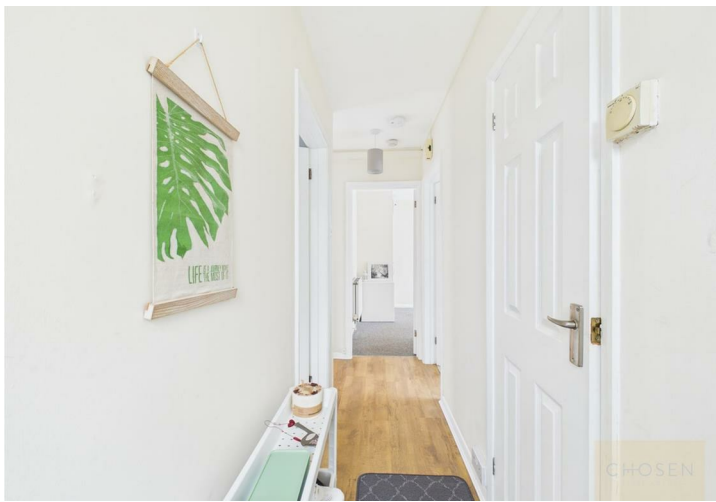
Agents Note
Leasehold.
EPC Rating: C72
Tewkesbury Borough Council Band: A
Mains Gas, Electric and Water are believed to be connected.
Fibre Broadband is available in the area.

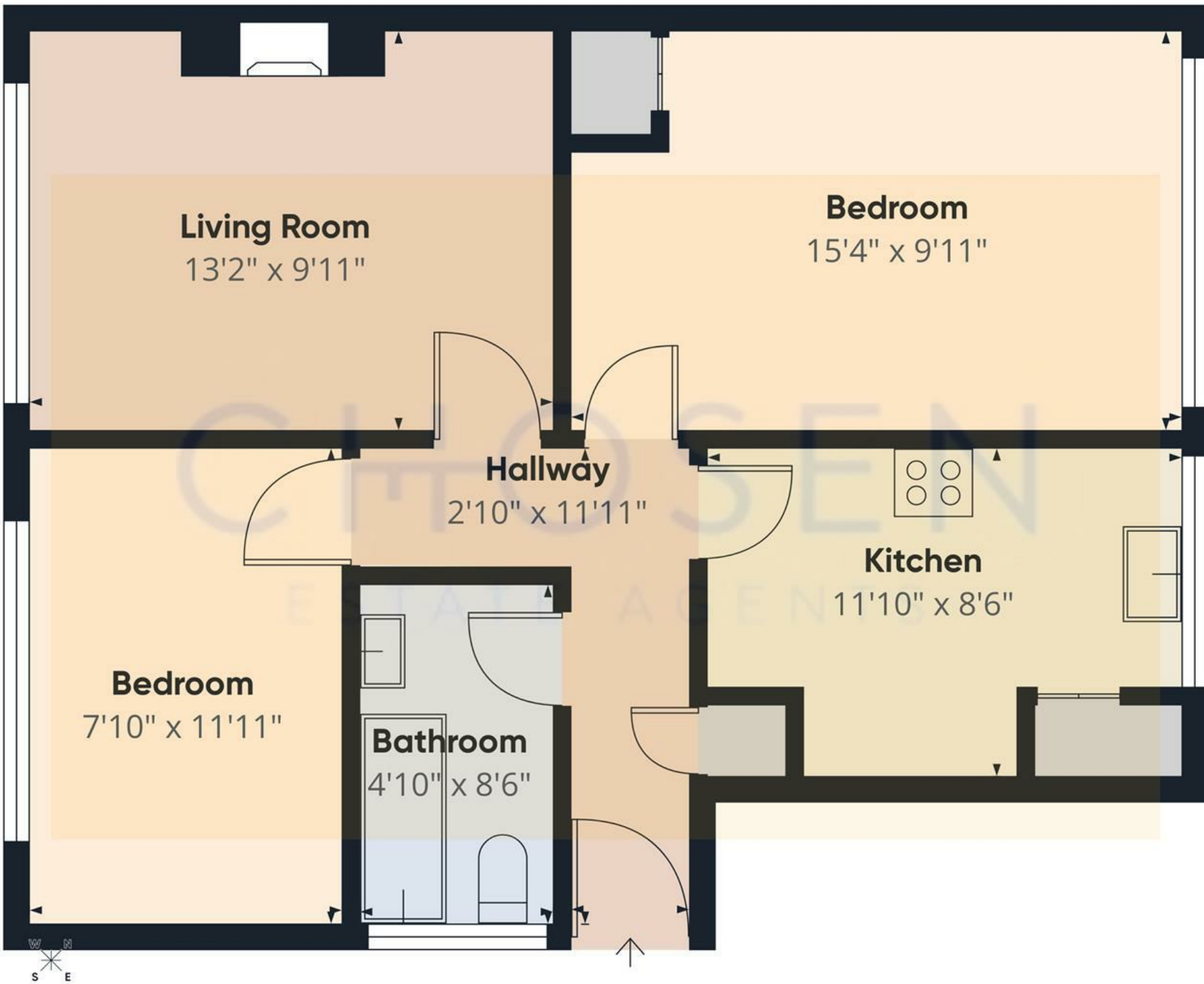
LEASE INFO:
Leasehold .
Lease length: 999 years from 1964.
938 years remaining.
Peppercorn Ground Rent.

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

- Two bedroom ground floor maisonette
- Spacious living room and well-proportioned kitchen
- Private rear garden
- Situated on the edge of sought-after Churchdown Village
- No onward chain
- Ideal first-time buy, downsizer, or investment opportunity
- EPC Rating - C72
- Council Tax Band - A







Approximate total area⁽¹⁾
579 ft²

(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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