



85 Chosen Drive, Churchdown, Gloucester, GL3 2QS

£315,000

**CHOSEN**  
ESTATE AGENTS



## THE PROPERTY

This well-presented three bedroom semi-detached family home occupies a sought-after position on Chosen Drive in the popular village of Churchdown, offering convenient access to local amenities, highly regarded schools, and excellent transport links including junctions for the M5.

The property benefits from no onward chain, providing a straightforward purchase for buyers looking to move quickly.

Internally, the ground floor accommodation comprises an entrance hallway leading to a spacious living room with ample space for comfortable seating, adjacent to a separate dining room ideal for family meals or entertaining. The kitchen is fitted with a range of wall and base units, offering practical space for appliances and everyday cooking needs. A handy ground floor WC completes the downstairs layout.

To the first floor, there are three good-sized bedrooms – including a generous principal bedroom – along with a family bathroom fitted with a modern suite.

Outside, the property enjoys a pleasant rear garden which is mainly laid to lawn with established borders, mature planting, and a variety of shrubs and trees, creating a private and tranquil outdoor space perfect for relaxation or family play. To the front, a driveway provides off-road parking, with additional access leading to the garage.

With an approximate plot offering good scope (subject to any consents), this home presents an excellent opportunity for families or first-time buyers alike in one of Churchdown's most desirable residential roads.

### 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 & Seas: Very low

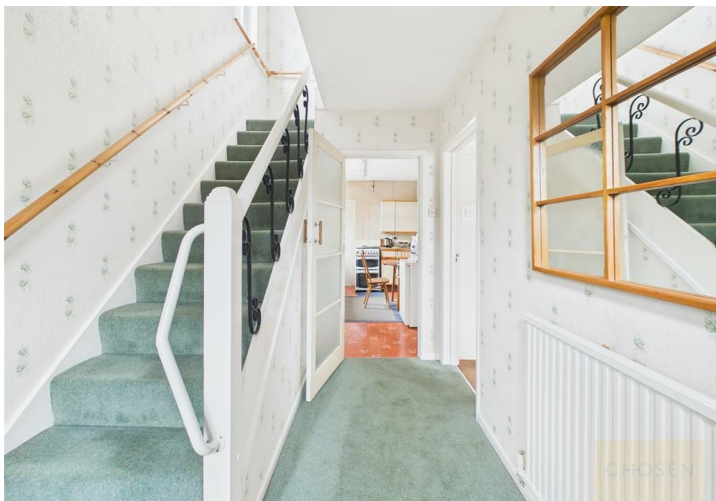
Surface Water: Very low

- Three Bedroom Semi-Detached Home
- Front And Rear Gardens
- Garage And Driveway
- EPC Rating: TBC
- Incredibly Sought After Location
- No Onward Chain
- Opportunity To Put Your Own Stamp On
- Council Tax Band: C

## 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	









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
862 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.

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