



Treeside, Green Lane, Churchdown, Gloucester, GL3 2LB

£475,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Chosen Estate Agents are absolutely delighted to be presenting this stunning three bedroom detached bungalow to the market, situated at the heart of Churchdown Village!

This nearly new home was built to provide fantastic contemporary, open plan living space, and didn't they deliver! The light and airy living/dining/kitchen space provides exactly that! The modern kitchen, with built in cooker, dishwasher, and fridge freezer, compliments the living space perfectly. The living area boasts bi-folding doors to the rear garden, with the added bonus of the far reaching views.

The rest of the home comprises three double bedrooms all with build in wardrobes, and an en-suite to bedroom one, the family bathroom, and utility space off from the kitchen. Externally, you will find a driveway to the front providing off road parking, and an enclosed rear garden mainly laid to lawn.

Viewings really are advised in order to fully appreciate the quality on offer - give Chosen a call today!

Agents Note  
Freehold  
EPC rating: B82  
Council Tax Band: E

- STUNNING THREE BEDROOM DETACHED BUNGALOW
- INCREDIBLY POPULAR VILLAGE LOCATION
- ENCLOSED REAR GARDEN WITH FAR REACHING VIEWS
- EPC RATING: B82
- NO ONWARD CHAIN
- OPEN PLAN LIVING
- NEARLY NEW
- COUNCIL TAX BAND: E

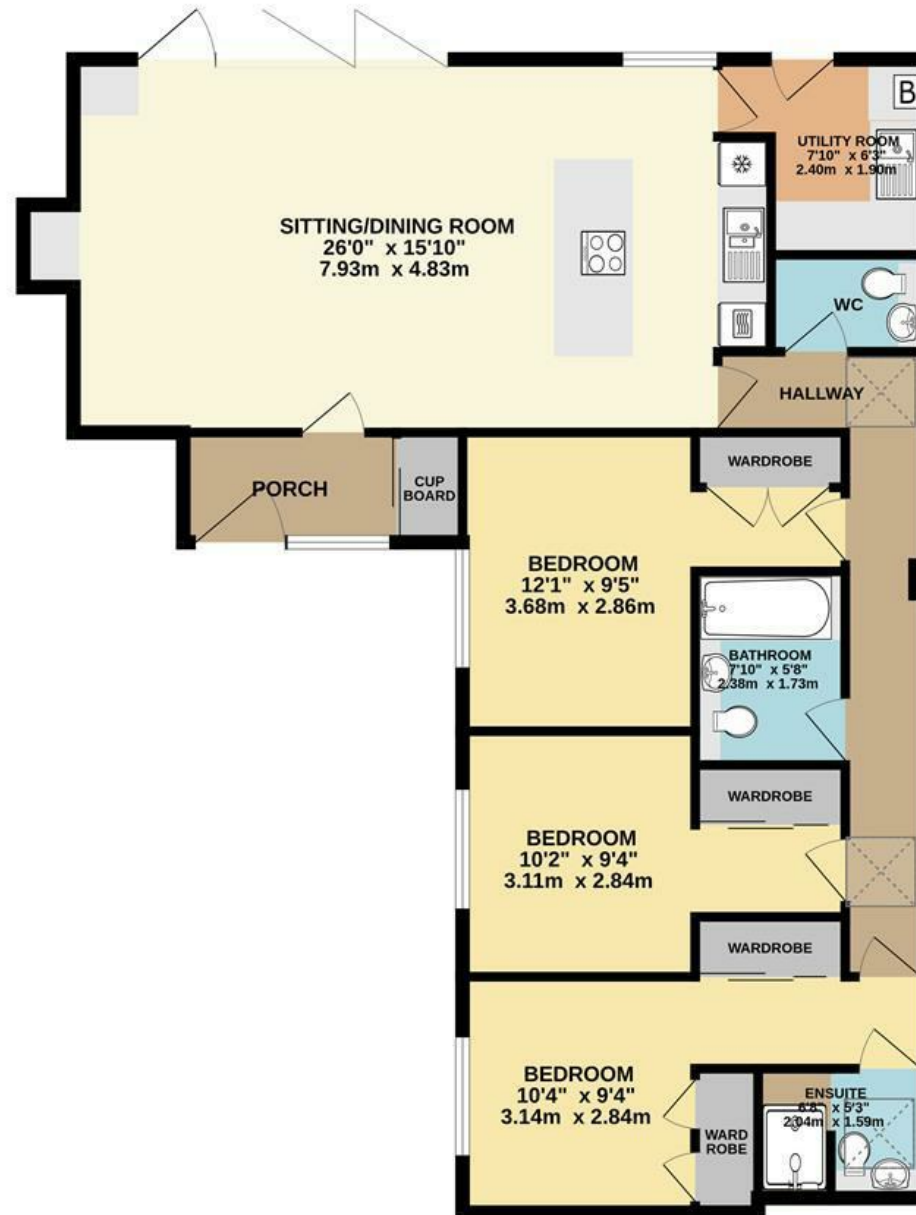
### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>92</b> |
| (81-91) <b>B</b>                            | <b>82</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  |           |





GROUND FLOOR  
1161 sq.ft. (107.8 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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