



Springwell Gardens, Churchdown Gloucestershire GL3 2AJ

£325,000

- Three Bedroom Semi-Detached House
- No Onward Chain
- Extended Large Kitchen/Family Room
- Generous Rear Enclosed Garden
- Driveway Parking
- Gas Central Heating
- Double Glazed
- Downstairs Cloakroom

The Property

Charming Three-Bedroom Family Home in Desirable Churchdown with No Onward Chain.

TG Sales & Lettings is delighted to offer this deceptively spacious and extended three-bedroom family home in the highly sought-after village of Churchdown. The property features a welcoming lounge at the front, a bright and spacious family/dining room, and a well-equipped kitchen that opens directly onto a delightful rear garden – perfect for entertaining or relaxing outdoors. Upstairs, there are two double bedrooms, a single bedroom, and a modern family bathroom with a shower over the bath. Outside, you'll find a generous rear garden and off-road parking for two vehicles.

Additional benefits include gas central heating and double glazing. Ideally located close to excellent local schools, amenities, and transport links, this home offers the perfect combination of village charm and modern family living.

Early viewing is highly recommended! Council Tax Band C. EPC Rating Band D.



Situation

Churchdown is a highly sought-after village in Gloucestershire, offering an excellent quality of life for families and professionals. The area boasts a range of amenities, including local shops, cafes, bars, doctors surgery/chemists and community facilities, as well as outstanding schools. Surrounded by beautiful countryside, residents can enjoy scenic walks, parks, and outdoor activities. With easy access to Gloucester, Cheltenham, and major transport links, Churchdown combines village charm with modern convenience, making it an ideal place to live.

Tenure

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





Head Office

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 83 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

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