



**17 Cartwright Road, Churchdown GL3 1GQ**  
**£290,000**

# 17 Cartwright Road, Churchdown GL3 1GQ

- No onward chain
- Three bedroom mid-terrace property
- Immaculately presented throughout
- 7 Years remaining of NHBC
- Popular village location
- Easy access to local amenities
- En-suite to master bedroom
- Private and enclosed rear access
- Tewkesbury City Council - Tax Band C (£1,967.50 per annum) 2025/2026.
- EPC B84

**£290,000**

## Entrance Hall

Stepping into the property, the entrance hall with radiator leads to the WC and living room.

## WC

WC, radiator and wash hand basin.

## Living Room

Generously sized living room with a window to the front aspect, two radiators, stairs to the first floor and storage cupboard below.

## Kitchen/Dining Room

Ample storage in a range of floor- and eye-level units accompanied by a radiator and integrated appliances to include a fridge/freezer, dishwasher and four-ring electric hob. Further space and plumbing for a washing machine. There is also space for a dining table and French doors which open to the back garden.

## Landing

Provides access to three bedrooms and family bathroom.

## Master Bedroom

Double bedroom with radiator and window to the rear aspect overlooking the back garden.

## En-suite

Stylish en-suite with WC, heated towel rail, wash hand basin and shower enclosure with tiled surround.

## Second Bedroom

Double bedroom with radiator and window to the front aspect.

## Third Bedroom

Versatile third bedroom with radiator and window to the front aspect.

## Family Bathroom

Modern bathroom comprising heated towel rail, wash hand basin, WC and bath with shower over.

## Outside

To the side of the property there is a driveway providing parking for two vehicles. Accessed via the side gate, the back garden is a good size and benefits from being a combination of lawned and patio areas.

## Location

Ever sought after, the suburb of Churchdown is ideally located for links to both Gloucester, Tewkesbury, Cheltenham and Bristol. With local amenities to include various convenience stores, petrol station, post office, hairdressers, public house, takeaways and access to various primary and secondary schools, ideal for both working professionals and young families.

## Material information

Tenure: Freehold.

Annual service charge of £41.50 for the upkeep of the development paid to Trust Green.

Local Authority and Rates: Tewkesbury City Council - Tax Band C (£1,967.75 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 35 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, Three, O2, Vodafone.



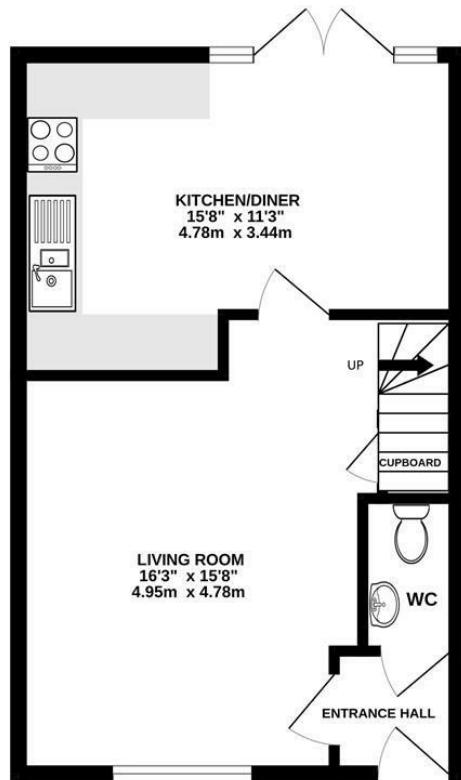
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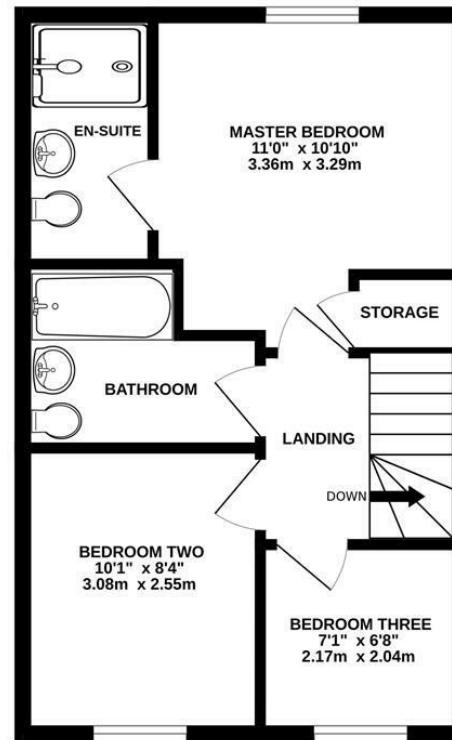
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GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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 identification 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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