15 Thespian Road, Churchdown GL3 1GJ

£290,000

naylor powell

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• No onward chain • Three bedroom terrace property • Off road parking for two vehicles • Low maintenance rear garden • Popular location • Well presented throughout • Great transport links between Gloucester and Cheltenham • NHBC Warranty to April 2032 • EPC B84 • Tewkesbury City Council - Tax Band C - £2082.75 per annum (2026/2027)

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59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950
hucclecote@naylorpowell.com
www.naylorpowell.com

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Accommodation

Upon entering the property, you are greeted by a welcoming entrance hall, providing access to the downstairs WC and spacious living room. The living room is filled with natural light from the front aspect window and offers plenty of space for comfortable seating and relaxation. A door leads through to the kitchen, while stairs rise to the first floor.

The well-appointed kitchen is fitted with a range of matching wall and base units, providing ample storage and generous worktop space. Integrated appliances include a fridge/freezer, oven/grill dishwasher and four-ring induction hob, with additional space and plumbing for a washing machine. There is also ample room for a dining table, creating a versatile space for both everyday family life and entertaining. French doors open directly onto the rear garden, providing a lovely connection between the kitchen and outdoor space.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. The master bedroom benefits from a stylish en-suite shower room, fitted with a WC, wash hand basin and enclosed shower. The family bathroom is finished with a contemporary white suite comprising a wash hand basin, WC and bath with shower over, complemented by a fully tiled surround.

Outside

To the side of the property, a private driveway provides off-road parking for two vehicles. A side gate gives access to the enclosed rear garden, which is a good size and features a combination of lawned and paved areas, offering a pleasant space for outdoor seating and entertaining.

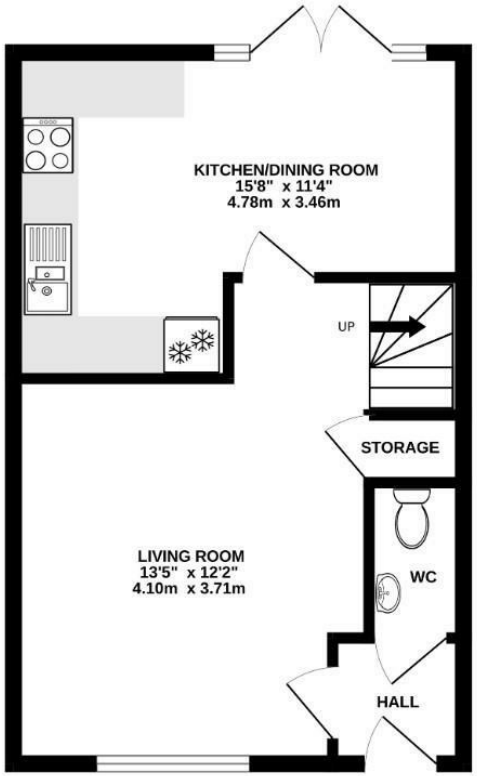
Location

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.

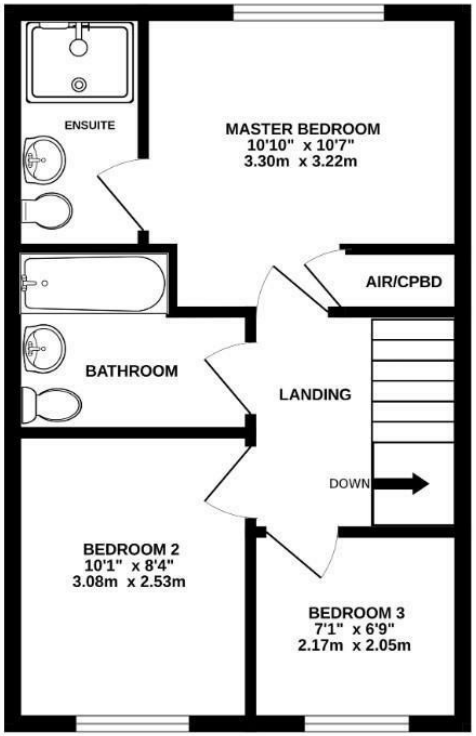
Material Information

Tenure: Freehold.
Annual service charge of £97.50 for the upkeep of the open spaces on the development paid to Trust Green.
Local Authority and Rates: Tewkesbury City Council - Tax Band C (£2082.75 per annum) 2026/2027.
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.

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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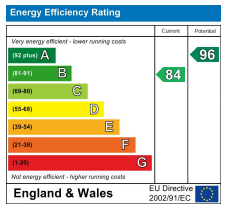
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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