



**Chosen Drive, Churchdown GL3 2QS**  
**£350,000**



## Chosen Drive, Churchdown GL3 2QS

• Three bedroom double bay fronted semi-detached family home • Generous ground floor living accommodation • Private & enclosed rear garden with workshop • Ample off-road parking & front lawned area • Popular residential area of Churchdown • EPC rating D58 • Tewkesbury Borough Council - Tax band C (£1,762.13 per annum)

**£350,000**



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### Entrance Hallway

Spacious entrance hallway benefitting from storage below the stairwell and providing access to the lounge and kitchen.

### Lounge

Light and airy bay fronted lounge overlooking the front aspect with feature fireplace.

### Kitchen

Modern fitted kitchen with ample worktop and storage space with integrated appliances to include electric induction hob and oven alongside plumbing for an automatic washing machine and dishwasher. Window overlooks the side aspect

### Dining Room

Separate dining room with fireplace and serving hatch looking through to the kitchen. French doors provide access to the rear garden.

### Lobby

The rear lobby area benefits from additional storage whilst providing access to a downstairs w.c and to the rear garden.

### Landing

The spacious landing area benefits from a window facing to the side aspect and provides access to all three bedrooms, the loft and the family bathroom.

### Bedroom One

Generous sized double bedroom with bay window facing to the front aspect.

### Bedroom Two

Double bedroom with window overlooking the rear aspect.

### Bedroom Three

Bedroom currently utilised as a nursery benefits from a built-in storage cupboard and window overlooking the rear aspect.

### Bathroom

Part tiled modern white suite bathroom comprising of heated towel rail, w.c, wash hand basin with storage units below, bath with shower attachment over and window facing to the front aspect with frosted glass.

### Outside

The plot is positioned on a generous sized plot. To the rear a private rear garden is enclosed with fenced borders benefitting from patio and lawned areas with shed which can be utilised as a workshop or home office if required. Double wooden gates provides ample side access leading to the front of the property where the block paved driveway and stone paved area offers off-road parking for approximately three vehicles.

### 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.

### Local Authority, Services & Tenure

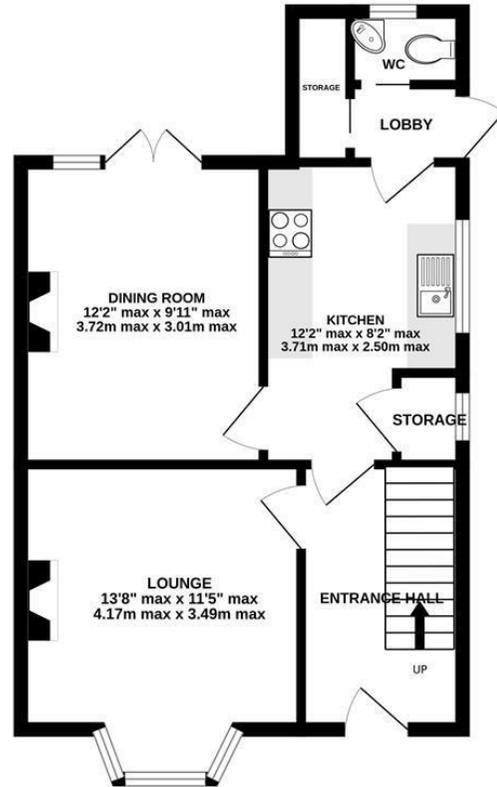
Freehold.

Tewkesbury Borough Council - Tax band C (£1,762.13 per annum).

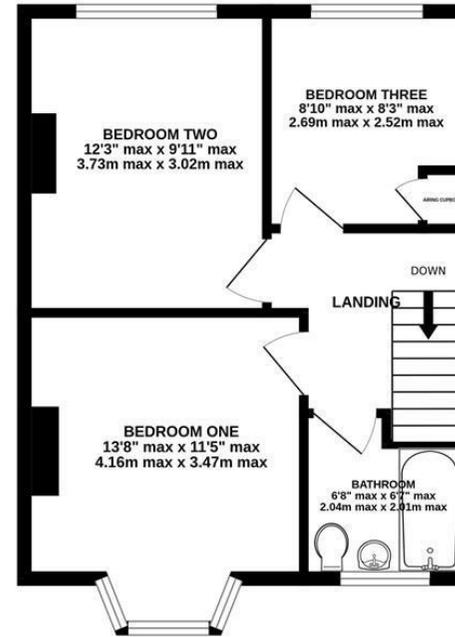
Mains gas, electric, water and drainage are connected to the property.



GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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