



**Hanover Way, Churchdown GL3 1NJ**

**£370,000**





## Hanover Way, Churchdown GL3 1NJ

- No onward chain
- Four bedroom detached family home
- Generous ground floor living accommodation
- Private & enclosed rear garden
- Off-road parking for three vehicles & integral garage
- EPC rating D67
- Tewkesbury Borough Council - Tax band D (£1,870.05 per annum)

**£370,000**

### Accommodation

Step into the spacious entrance hall providing access to the generous sized lounge with a bay window overlooking the front aspect and providing convenient space for a dining area. French doors open to the conservatory to the rear offering additional living space with a second set of French doors opening to the rear garden.

Accessed from both the hallway and lounge, the kitchen boasts ample worktop and storage alongside an integrated hob and oven as well as plumbing for an automatic washing machine. A downstairs w.c is also accessed from the kitchen alongside further access to the rear garden.

Taking the stairs to the first floor, access to all four bedrooms is found, with built in wardrobes to three of the bedrooms, alongside the modern white suite family bathroom benefitting from a w.c, wash hand basin and bath with a shower attachment.

### Outside

Externally, the property boasts a private and enclosed rear garden with fenced borders. The garden provides both lawned and patio areas

with a potting shed to the rear. Gated side access leads to the front of the property where off-road parking is found for approximately three vehicles as well as access to the integral single garage an via up and over door.

### 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

Tewkesbury Borough Council - Tax band D (£1,870.05 per annum).

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

Freehold.



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

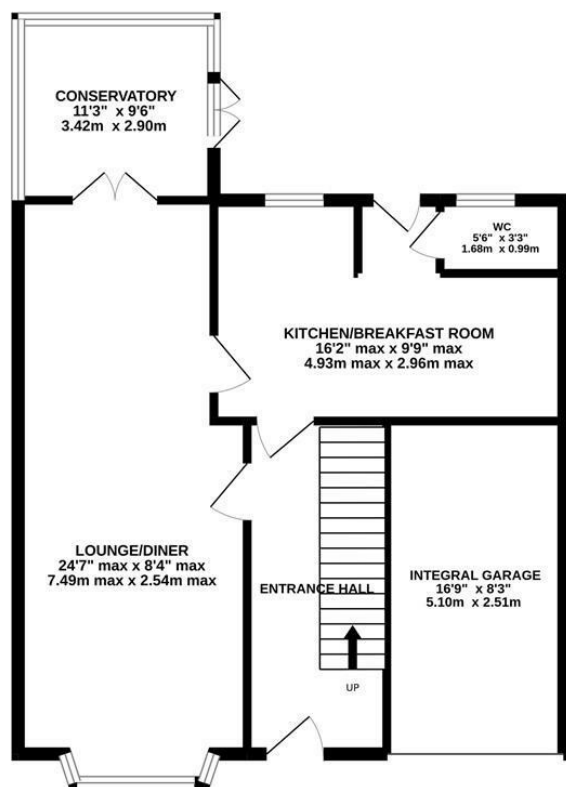
**01452 398010**

**docks@naylorpowell.com**

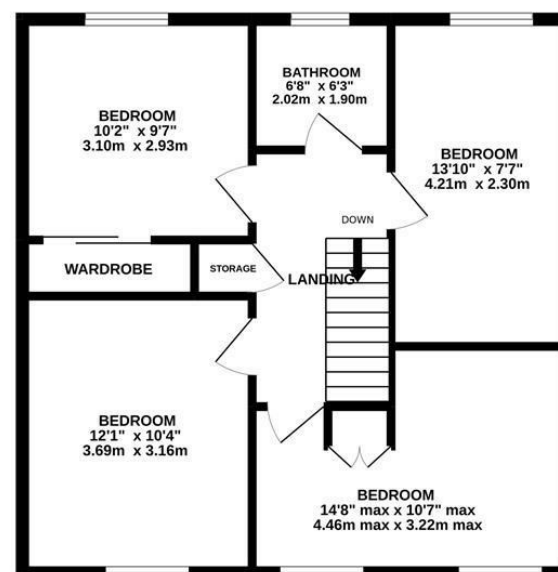
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GROUND FLOOR



1ST FLOOR



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