



**The Nurseries, Churchdown GL3 1PF**  
**£310,000**





# The Nurseries, Churchdown GL3 1PF

• Three bedroom semi-detached family home • Separate kitchen & lounge • Immaculately presented throughout • Enclosed well maintained rear garden • Driveway with single garage • Situated in the popular residential location of Churchdown • EPC rating C75 • Tewkesbury Borough Council - Tax band C (£1,794.38 per annum)



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

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## Entrance Hallway

Spacious hallway provides access to the lounge, downstairs w.c and stairwell leading to the first floor.

## Lounge

The cosy lounge area benefits from natural light streaming into the room via the window overlooking the front aspect. Door to the rear of the room opens through to the kitchen.

## Kitchen / Dining Room

The open plan space benefits from ample worktop and storage space with integrated appliances to include electric hob, double ovens and dishwasher along with plumbing for an automatic washing machine and tumble dryer. Convenient space is also provided for a dining area if required. Window overlooks the rear garden whilst French doors provide access to the garden itself.

## Downstairs W.C

Cloakroom comprising of w.c, wash hand basin and window with frosted glass overlooking the front aspect.

## Landing

Spacious landing area provides access to all three bedrooms, family bathroom and to the loft above. Window overlooks the side aspect of the property.

## Bedroom One

Double bedroom with built-in wardrobe, window overlooking the front aspect and en-suite shower room.

## En-Suite

Part tiled white suite shower room comprising of w.c, wash hand basin, shower cubicle and window with frosted glass overlooking the front aspect.

## Bedroom Two

Double bedroom with built-in wardrobe and window overlooking the rear aspect.

## Bedroom Three

Bedroom with window overlooking the rear aspect.

## Bathroom

Modern tiled family bathroom comprising of w.c, wash hand basin and bath with shower attachment over.

## Outside

To the rear, the property boasts a well maintained rear garden with patio area leading onto a lawned area. Gated side access leads to the driveway to the side of the property whilst access from the garden is also provided to the single garage via personal use door to the side. The garage is also accessed via up and over door to the front with driveway in front offering parking for two 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

Tewkesbury Borough Council- Tax band C £1,794.38 per annum.

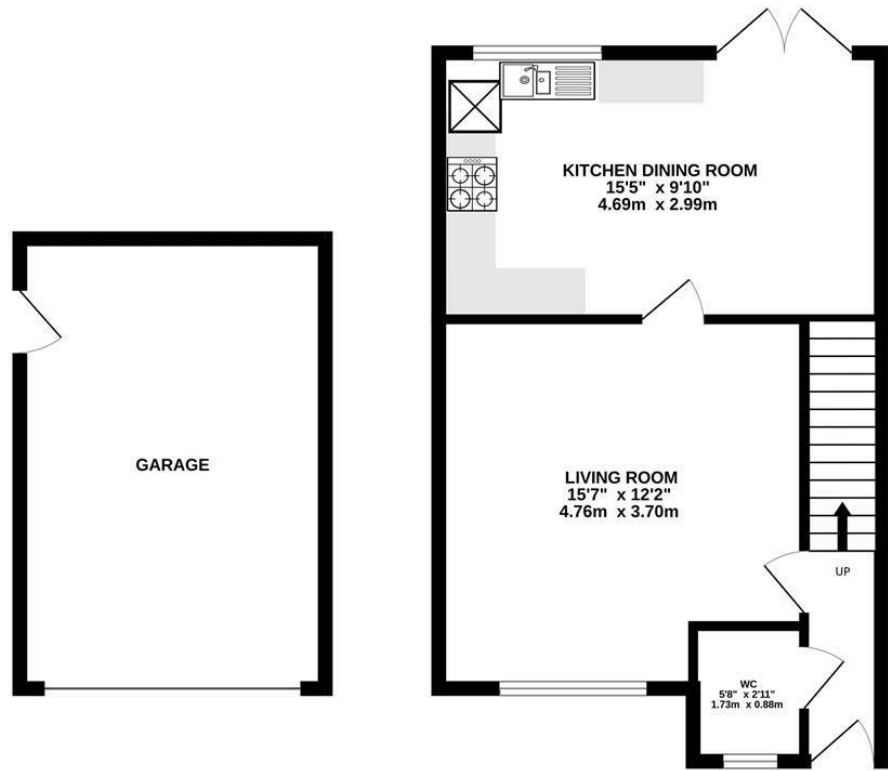
Mains water, drainage, electric and gas are connected to the property.

Electric car charging point.

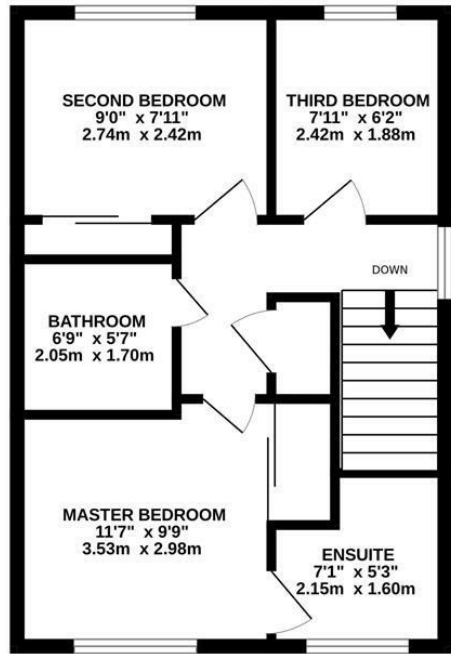
Freehold.



GROUND FLOOR



1ST FLOOR



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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