



Katherine Close, Churchdown GL3 1PB
Offers In The Region Of £205,000



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• Two bedroom terraced property • Immaculately presented throughout • Modern fitted kitchen & bathroom • Enclosed rear garden • Two allocated parking spaces • Potential rental income of £925 pcm • EPC rating C71 • Tewkesbury Borough Council - Tax band B (£1,570.08 per annum)



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Entrance Hallway

Hallway, with convenient space for shoes and coats, provides access to the lounge, kitchen and stairwell leading to the first floor.

Lounge

Light and airy lounge with sliding doors providing access to the rear garden and built-in storage cupboard located beneath the stairwell. Ample space is also offered for a dining table if required.

Kitchen

The modern fitted kitchen benefits from ample worktop and storage space with tiled splashback. An integrated four ring gas hob and electric oven is also found along with plumbing for an automatic washing machine. Natural light is provided into the room via the window overlooking the front aspect.

Landing

Access is provided to both bedrooms, family bathroom and to the loft via the hatch above.

Bedroom One

Double bedroom with built-in storage cupboard and wardrobe space with hanging rails. Window overlooks the front aspect.

Bedroom Two

Bedroom offering space to be a home office or nursery if required with window overlooking the rear aspect.

Bathroom

Modern fitted bathroom comprising of w.c, wash hand basin, heated towel bath with shower attachment over and window with frosted glass overlooking the rear aspect.

Outside

The property boasts a rear garden enclosed via fenced borders. Patio area is located next to the property itself leading onto a lawned area with shed to the rear. Accessed to the side of the property, two tandem allocated parking spaces are found for the property.

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

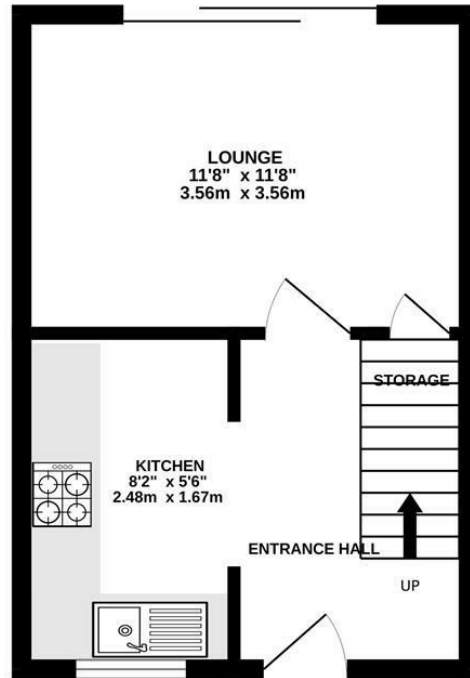
Tewkesbury Borough Council - Tax band B (£1,570.08 per annum).

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

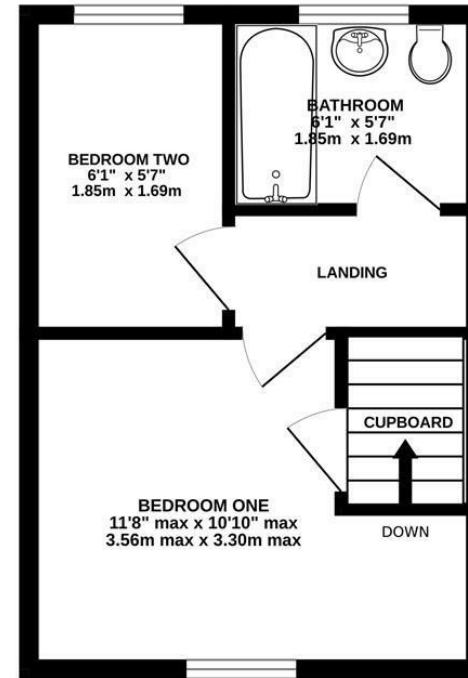
Freehold.



GROUND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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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