



46 Cheltenham Road East

Churchdown, Gloucester, GL3 1AE

£435,000



Murdock & Wasley Estate Agents are delighted to present to the market this well-presented four-bedroom semi-detached home, ideally situated in the ever-popular village of Churchdown. Conveniently located within easy reach of highly regarded schools, local amenities and excellent transport links, this property makes an ideal family home.

The accommodation offers a welcoming and versatile layout, comprising a cosy separate lounge and a spacious open-plan kitchen/diner/family room, perfect for modern family living, entertaining and hosting guests. The ground floor is further enhanced by a practical utility room and a newly renovated shower room. Upstairs, there are four well-proportioned bedrooms, with the master bedroom benefiting from a walk-in wardrobe area, alongside a family bathroom.

Externally, the property enjoys a generous driveway providing ample off-road parking, while the fully enclosed rear garden offers a private space to relax, dine and entertain throughout the warmer months.



Entrance Hall

Accessed via upvc double glazed door, power points, radiator, wooden door to under stairs storage, stairs to first floor landing. Doors lead off.

Lounge

Tv point, power points, radiator, front aspect upvc double glazed window.

Kitchen/Diner/Family Room

Range of base, wall and drawer mounted units, granite worksurfaces, stainless steel sink unit with mixer tap over. Tv point, appliance points, power points, integral oven/grill with five ring gas hob and extractor hood over, integral dishwasher, microwave and wine cooler, space for fridge/freezer and dining table. Island with storage beneath and space for seating, two radiators, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed window and bi-folding doors leading to the garden.

Utility

Power points, space for washing machine and tumble dryer. Door to:

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage beneath, panelled bath with mixer tap over and shower off the mains, heated towel rail, tiled flooring, fully tiled walls.

Landing

Power points, radiator, access to loft space. Doors lead off.

Bedroom One

Tv point, power points, radiator, wooden door to walk in wardrobe, two rear aspect upvc double glazed windows.

Bedroom Two

Tv point, power points, radiator,

Bedroom Three

Tv point, power points, radiator, front aspect upvc double glazed window.

Bedroom Four

Tv point, power points, radiator, front aspect upvc double glazed window.

Shower Room

Suite comprising low level wc, wall mounted wash hand basin, walk in shower cubicle with shower off the mains, heated towel rail, tiled flooring, fully tiled walls, rear aspect upvc double glazed window.

Outside

The front of the property benefits from a generous driveway, providing off-road parking for multiple vehicles. Double doors open to a useful storage area, which houses the Ideal gas-fired combination boiler and offers excellent additional storage space.

To the rear, a flagstone patio provides the perfect setting for outdoor dining and entertaining, with the remainder of the garden laid to a level lawn. Fully enclosed by wooden panel fencing, the garden enjoys a good degree of privacy, making it an ideal space for families and relaxing outdoors.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Local Authority

Tewkesbury Borough Council
Council Tax Band: C

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	80
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

