



56 Grove Road

Churchdown, Gloucester, GL3 2SP

£290,000



This immaculately presented three bedroom home offers well-balanced and versatile living accommodation throughout. The ground floor comprises a spacious living/dining room, a modern fitted kitchen, convenient downstairs W/C, and the added benefit of a useful utility/office space.

Upstairs, the property boasts three well-proportioned bedrooms along with a stylish and modern family bathroom.

Externally, the home benefits from a landscaped rear garden featuring a patio area and lawn — ideal for relaxing and entertaining. To the front, there is driveway parking providing off-road space for vehicles.



Entrance

Accessed via a UPVC double glazed front door, with a door leading through to the inner hallway and an opening into the salon/office.

Salon/ Office Space

UPVC double glazed windows to the front, with power, lighting, and recessed downlights.

Inner Hallway

Stairs leading to the first floor with understairs storage space, radiator, and power points, with doors providing access to the cloakroom, lounge/diner, and kitchen.

Cloakroom

Modern white suite comprising a low-level WC and pedestal wash hand basin, with partly tiled walls.

Lounge/Diner

UPVC double glazed windows to the front and UPVC double glazed French doors to the rear overlooking the garden, television point, two radiators, and power points.

Kitchen

UPVC double glazed window and door to the rear, fitted with a range of eye and base level units with roll-edge worktops. The kitchen includes a sink/drain, electric oven with separate induction hob and extractor hood, and built-in appliances. Further features include a radiator, power points, and recessed downlights.

First Floor Landing

Access to the loft via hatch, airing cupboard, and doors leading to all rooms.

Bedroom 1

UPVC double glazed windows to the rear, radiator, power points, and built-in wardrobes.

Bedroom 2

UPVC double glazed windows to the rear, radiator, power points, and a built-in wardrobe.

Bedroom 3

UPVC double glazed windows to the front, radiator, and power points.

Bathroom

UPVC frosted double glazed windows to the front, suite comprising panelled bath, low-level WC, and vanity wash hand basin, with a heated towel rail.

Rear Garden

A beautifully maintained enclosed garden, laid to paving, with a shed and gated rear access.

Tenure

Freehold.

Local Authority

Tewkesbury Borough Council- Band B

Awaiting Vendor Approval

These 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		
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	

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