



Vervain Close, Churchdown, Gloucester,  
GL3 1LT

Freehold

£242,000

**17 Vervain Close, Churchdown,  
Gloucester, Gloucestershire, GL3 1LT**

**£242,000**

Freehold. Council Tax Band B



**2 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \* Generous Garden Size
- \* Popular Location
- \* Well Presented Throughout
- \* Off Road Parking For Two Cars
- \* No Onward Chain
- \* Modern Fitted Bathroom
- \* No Through Road
- \* Energy Rating TBC & Council Tax Band B

### Michael Tuck Estate and Letting Agents

2 Mead Road Abbeymead Gloucester Gloucestershire GL4 5GL

01452 612020

[estates.abbeymead@michaeltuck.co.uk](mailto:estates.abbeymead@michaeltuck.co.uk)

[www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)

### The Property

Two Bedroom End Terraced Property With Exceptional Garden Space In Churchdown! This fantastic property is situated in the popular village of Churchdown which boasts easy access to both Cheltenham, Gloucester and a range of local amenities. The property is offered to the market with No Onward Chain! In brief the property comprises of; entrance hall, kitchen, lounge/diner, first floor landing, two bedrooms and a modern fitted bathroom. Further benefits include; upvc double glazing, modern combination boiler, outside storage, front garden, a generous sized garden to rear & side and off road parking for two cars! Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,150 pcm, please contact Michael Tuck Lettings in Abbeymead for more details. To arrange a viewing call us today on 01452 612020.

### Entrance Hall

**Kitchen** 7' 10" x 7' 8" (2.39m x 2.34m)

**Lounge/Diner** 16' 8" x 11' 11" (5.08m x 3.63m)

### First Floor Landing

**Bedroom 1** 12' 3" x 8' 9" (3.73m x 2.66m)

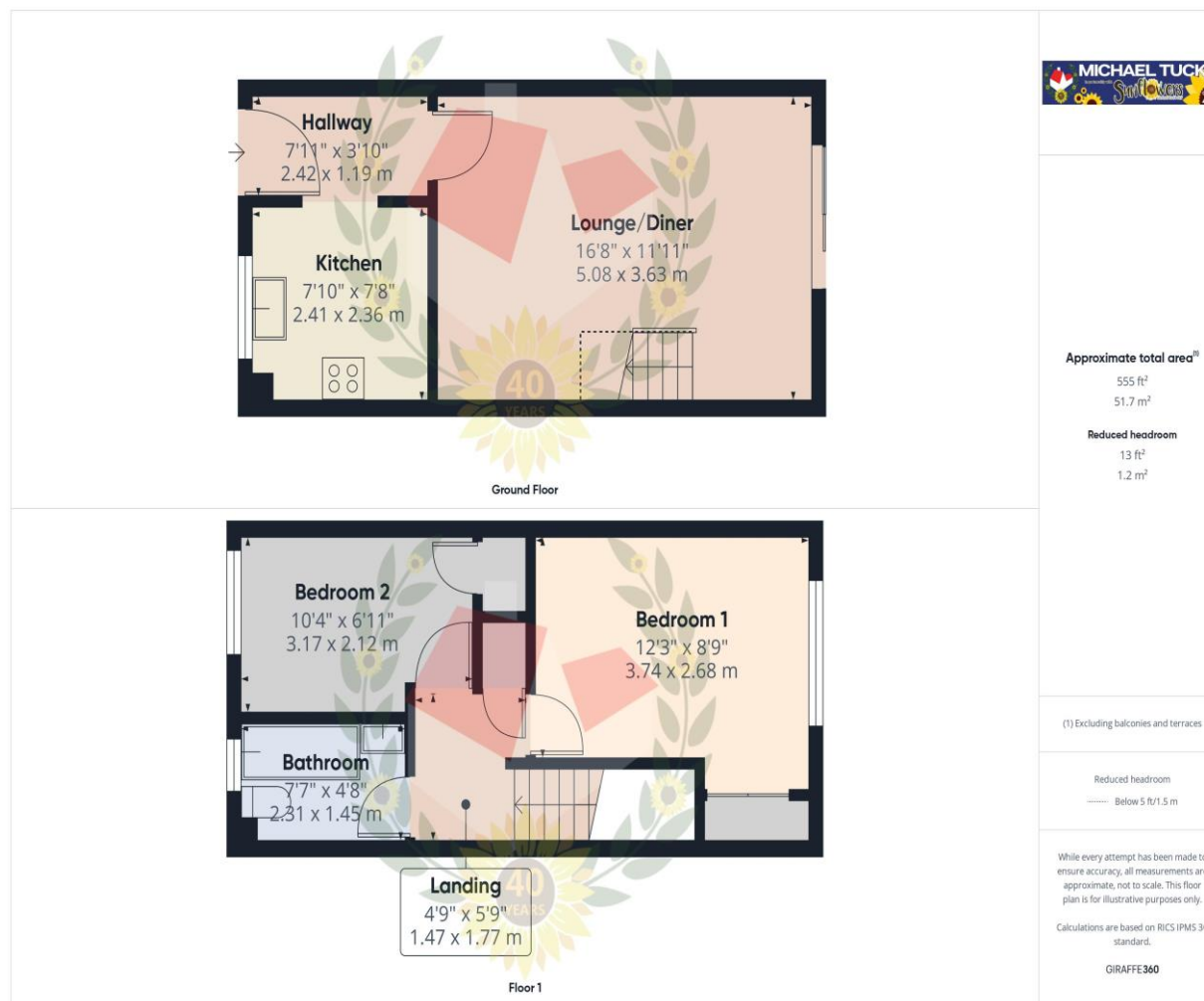
**Bedroom 2** 10' 4" x 6' 11" (3.15m x 2.11m)

**Bathroom** 7' 7" x 4' 8" (2.31m x 1.42m)









### FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE

The position and size of doors, windows, appliances, and other features are approximate only.  
Unauthorised reproduction prohibited

**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

