



12 Glover Drive, Churchdown – GL3 1GH

Gloucester

Guide Price **£285,000**

12 Glover Drive

Churchdown, Gloucester

Modern Three Bedroom Terraced Property In Churchdown

This well presented property is situated on a popular Development in the even more popular area of Churchdown.

In brief the property comprises of; entrance porch, downstairs cloakroom, spacious lounge, modern fitted kitchen/diner, first floor landing, three bedrooms, modern fitted bathroom and en-suite to master.

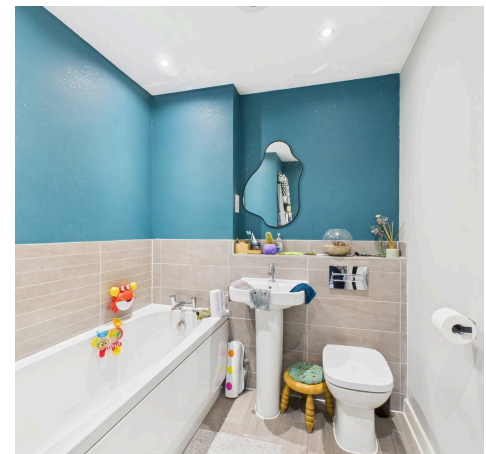
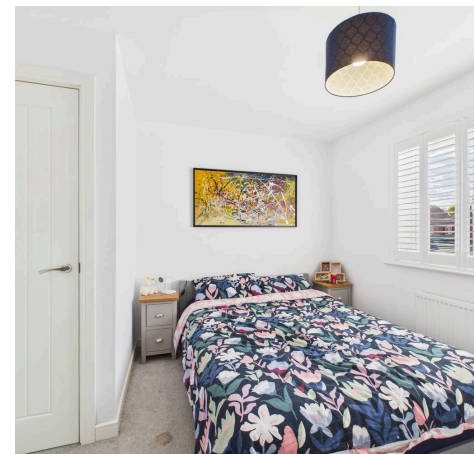
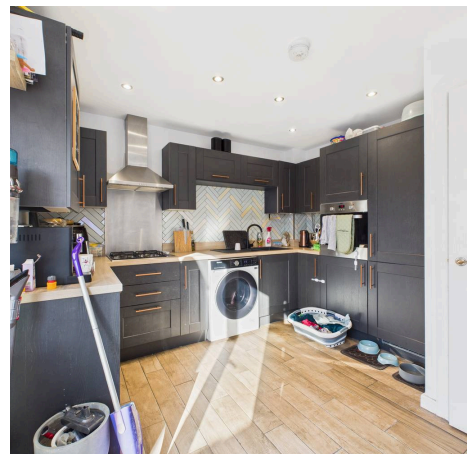
Further benefits include; upvc double glazing, modern gas central heating, enclosed rear garden, brand new outside office and off road parking for two cars!

An ideal opportunity for both first time buyers and young families.

Potential rental value of £1,350 pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Tenure: Freehold

- Sought After Location
- En-Suite To Master
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Outside Office
- NHBC Guarantee
- Off Road Parking For Two Cars
- Energy Rating B & Council Tax C



Entrance Porch

Cloakroom

Lounge

16' 9" x 11' 9" (5.11m x 3.58m)

Kitchen/Diner

15' 7" x 7' 9" (4.75m x 2.36m)

First Floor Landing

Bedroom 1

10' 8" x 7' 9" (3.25m x 2.36m)

En-Suite

8' 0" x 3' 10" (2.44m x 1.17m)

Bedroom 2

10' 0" x 8' 3" (3.05m x 2.51m)

Bedroom 3

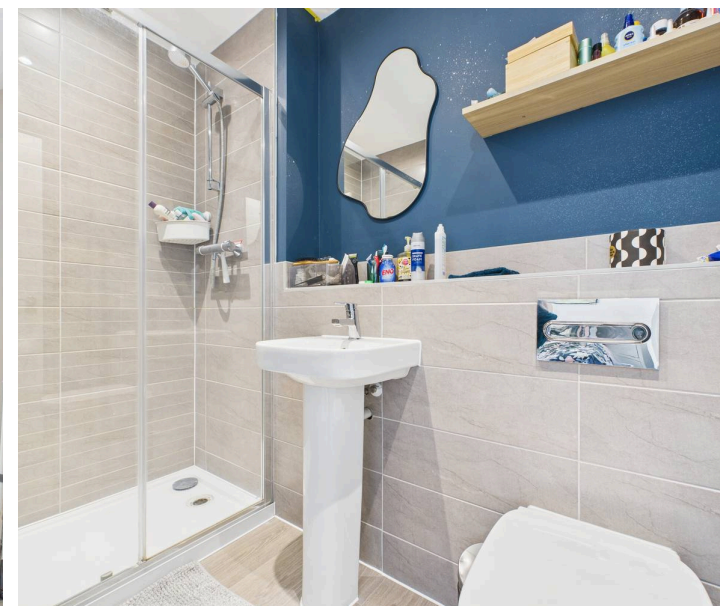
7' 0" x 6' 7" (2.13m x 2.01m)

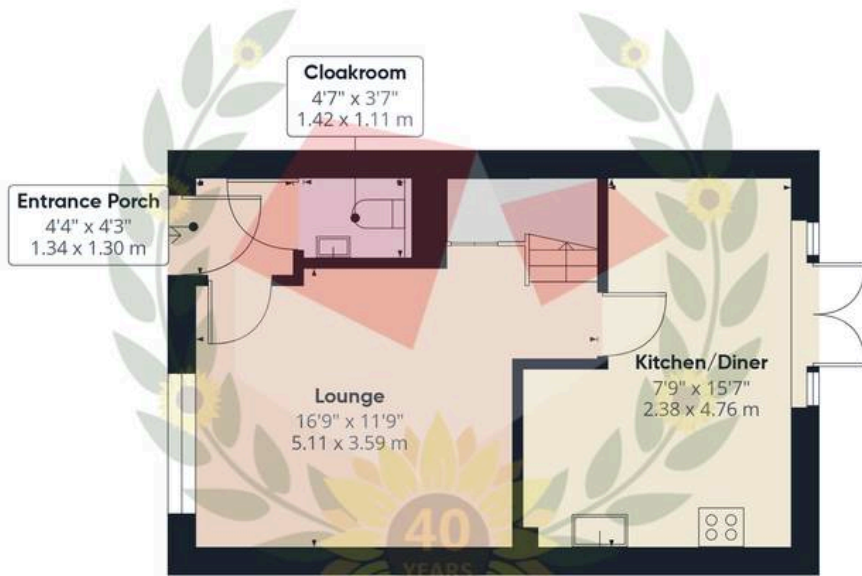
Bathroom

7' 7" x 6' 4" (2.31m x 1.93m)

Outside Office

11' 7" x 6' 5" (3.53m x 1.96m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

802 ft²

74.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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