



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**5 Church Road, Churchdown - GL3 2HT**

Gloucester

Guide Price £155,000

# 5 Church Road

Churchdown, Gloucester

Situated within a private OVER-55s development in the highly desirable village of Churchdown, this well-presented TWO-BEDROOM MID-TERRACE property offers comfortable and low-maintenance living in a friendly community setting.

The property has been freshly updated with new NEW FLOORING throughout and is presented to a very good standard. Ground floor accommodation includes an inviting hallway, downstairs CLOAKROOM, good-sized living room and a MODERN kitchen. The first floor comprises of a spacious bathroom, two bedrooms, one being a GENEROUS double and the second suitable as a guest room, study, or hobby space.

Residents benefit from attractive COMMUNAL GARDENS, providing pleasant outdoor space without the upkeep, as well as communal OFF-ROAD PARKING and an on site launderette and communal activities room. The development is conveniently located close to excellent local amenities, including shops, easy transport links to both Gloucester and Cheltenham, and village facilities, making everyday living both easy and enjoyable.

An excellent opportunity for those aged 55 and over seeking a quiet, well-maintained home in a popular village location.

Council Tax band: C

Tenure: Leasehold



## Hallway

## Lounge

13' 6" x 11' 8" (4.12m x 3.56m)

## Kitchen

8' 10" x 5' 9" (2.69m x 1.75m)

## Cloakroom

5' 7" x 2' 9" (1.70m x 0.84m)

## Landing

## Bedroom 1

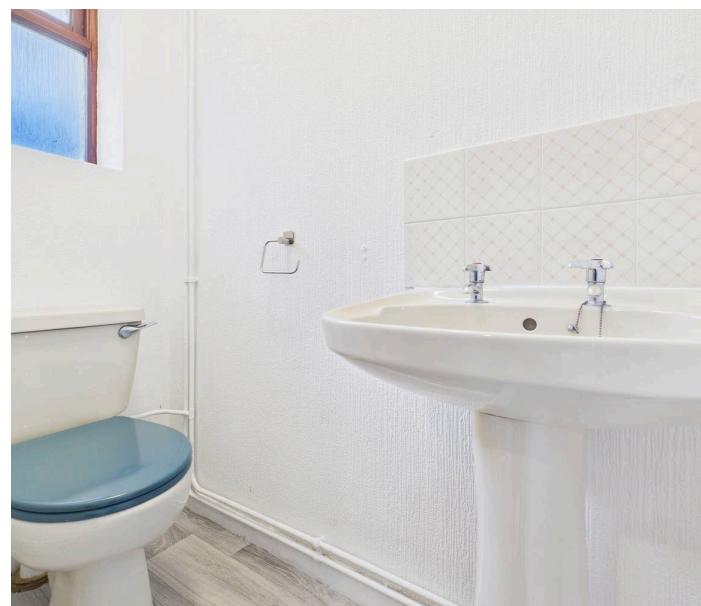
11' 8" x 8' 7" (3.56m x 2.62m)

## Bedroom 2

8' 5" x 7' 9" (2.57m x 2.36m)

## Bathroom

5' 10" x 5' 5" (1.78m x 1.65m)



**Cloakroom**

5'7" x 2'9"  
1.71 x 0.84 m

**Hallway****Kitchen**

5'9" x 8'10"  
1.76 x 2.71 m

40  
YEARS

**Lounge**

11'8" x 13'6"  
3.56 x 4.11 m

Ground Floor



Approximate total area<sup>(1)</sup>

537 ft<sup>2</sup>

49.9 m<sup>2</sup>

**Landing****Bedroom 2**

8'5" x 7'9"  
2.58 x 2.36 m

**Bedroom 1**

11'8" x 8'7"  
3.56 x 2.63 m

**Bathroom**

5'5" x 5'10"  
1.66 x 1.78 m



Floor 1

(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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