



7 Barrow Hill, Churchdown – GL3 2LW

Gloucester

Guide Price **£400,000**

7 Barrow Hill

Churchdown, Gloucester

The property welcomes you with an **OPEN AND INVITING HALLWAY**, leading through to a spacious **LOUNGE/DINER**, ideal for both relaxing and entertaining. The **KITCHEN** is well-appointed and complemented by a practical **UTILITY ROOM** and **DOWNSTAIRS CLOAKROOM**, adding everyday convenience.

Upstairs, the property offers **TWO GENEROUS DOUBLE BEDROOMS**, a **WELL-PROPORTIONED SINGLE BEDROOM**, and a **FAMILY BATHROOM**.

Externally, the home continues to impress with **AMPLE OFF ROAD PARKING**, a **GARAGE**, and a **LARGE REAR GARDEN**, perfect for families, outdoor entertaining, or those looking for additional space.

Situated in the ever-popular village of Churchdown, this **IMMACULATE THREE BEDROOM SEMI-DETACHED HOME** offers beautifully presented accommodation throughout and is perfectly suited for families and buyers looking for a property ready to move straight into.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,425pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- IMMACULATE CONDITION THROUGHOUT
- THREE BEDROOM SEMI-DETACHED HOME



Hallway

Lounge/Diner

26' 0" x 11' 0" (7.93m x 3.35m)

Kitchen

9' 10" x 11' 0" (3.00m x 3.35m)

Utility Room

10' 6" x 5' 11" (3.20m x 1.80m)

Cloakroom

3' 4" x 5' 2" (1.02m x 1.58m)

Landing

Bedroom 1

14' 0" x 11' 0" (4.27m x 3.35m)

Bedroom 2

9' 10" x 10' 10" (3.00m x 3.30m)

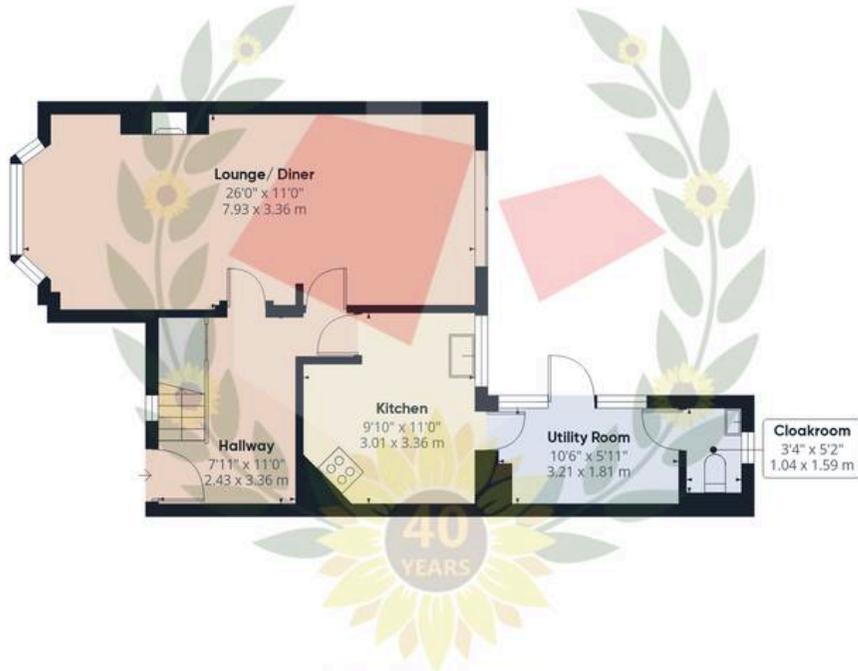
Bedroom 3

11' 3" x 7' 5" (3.43m x 2.26m)

Bathroom

4' 4" x 11' 1" (1.32m x 3.38m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1224 ft²

113.7 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE360



Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • estates.abbeymead@michaeltuck.co.uk • www.michaeltuck.co.uk/



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