



**Auction**

## 2 bed terraced house to buy in

Church Road, Churchdown, Gloucester,  
Gloucestershire, GL3 2HT

**£125,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ NO ONWARD CHAIN
- ✓ OVER 55'S
- ✓ COMMUNAL GARDENS
- ✓ LAUNDRETTE ON SITE
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

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.

Early viewing is highly recommended to appreciate the condition and location this excellent home has to offer.

Being sold via 'Secure Sale'

This property is for sale with Pattinson Auction, who are working in Partnership with the marketing agent, Michael Tuck, on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold under conditional (Modern) auction terms and overseen by the auctioneer in partnership with the marketing agent.

Lounge

4.12m x 3.56m

Kitchen

2.69m x 1.75m

Cloakroom

1.7m x 0.84m

Bedroom 1

3.56m x 2.62m

Bedroom 2

2.57m x 2.36m

Bathroom

1.78m x 1.65m

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 86

Annual Service Charge Amount: £1,516.00

Price: Starting Bid £125,000

Property Type: Terraced House

Parking: Off Street, Residents, Communal

Year built: 1980

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

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



Ground Floor



Floor 1



Approximate total area\*\*  
537 ft<sup>2</sup>  
49.9 m<sup>2</sup>

(\*) 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/**

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