



28 Holtham Avenue, Churchdown, Gloucester, GL3 2AS

£375,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Offered to the market with no onward chain, this extended four-bedroom semi-detached home provides versatile living accommodation, a generous rear garden and ample off-road parking in the popular village of Churchdown.

The property has benefitted from a substantial double-storey extension, creating a practical layout well suited to family life. An entrance porch opens into a welcoming hallway, which leads through to an impressive living room offering plenty of space for both sitting and dining areas. To the rear is a fitted kitchen, supported by a separate utility room and convenient ground-floor cloakroom. A bright sunroom completes the ground floor and provides direct access into the garden.

Upstairs, the extension has allowed the home to offer four bedrooms, including a well-proportioned principal bedroom, alongside a family bathroom. The additional bedrooms provide flexibility for children, guests or those looking to create a dedicated home office.

Outside, the front of the property features a smart resin driveway providing off-road parking for up to three vehicles, with gated side access leading to the rear. The established rear garden offers a mixture of paved seating areas, lawn and raised decking, complemented by mature planting, a decorative pond and useful garden storage.

Conveniently positioned for Churchdown's local amenities, schools and transport connections, this spacious home offers excellent potential for a growing family and is available with no onward chain.

Agents Note.

Freehold

EPC Rating: C71

Tewkesbury Borough Council Band: D

Mains Gas, Electric and Water are connected.

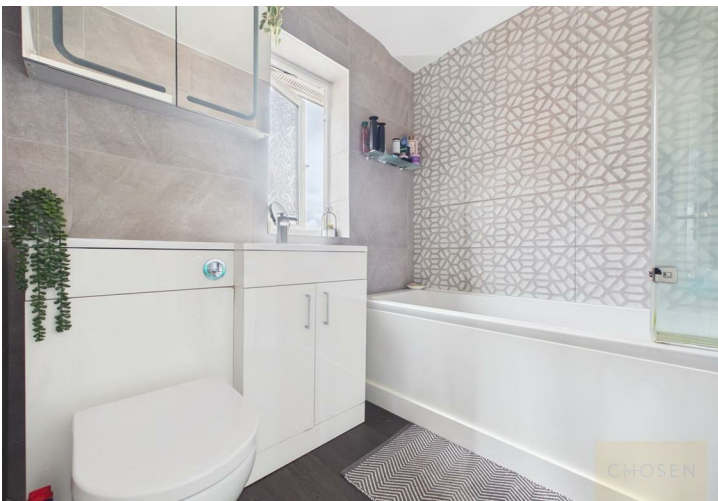
Fibre Broadband is available in the area.

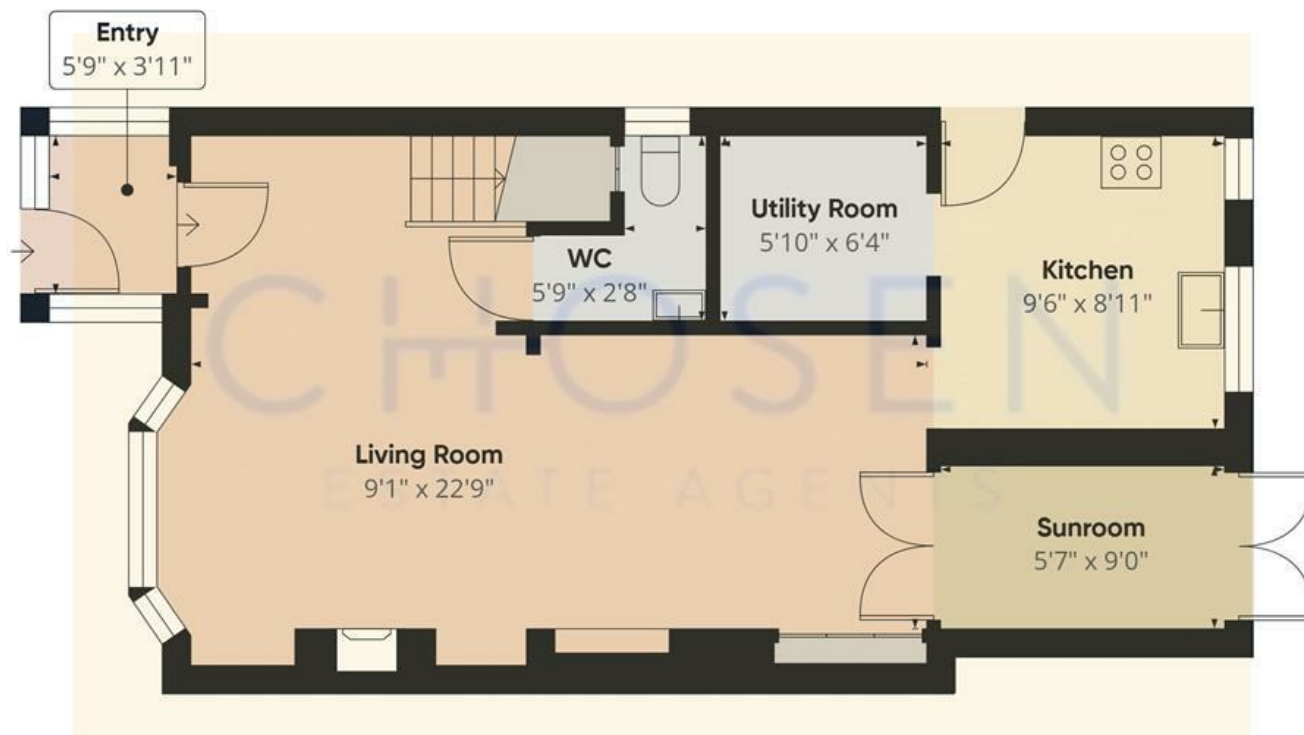
Flood Risk: Very Low

- Four Bedroom Semi-Detached Family Home
- Wood Burner In Living Room
- Generous Rear Garden
- EPC Rating: C71
- Double Storey Extension And A Separate Sun Room
- Resin Driveway Providing Off Road Parking For Three Vehicles
- Downstairs WC And Modern Bathroom Upstairs
- Council tax Band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Approximate total area⁽¹⁾
954 ft²



(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.

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