

4 Churchill Drive, Innsworth GL3 1FP

Offers Over £330,000

naylor powell

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• Three bedroom semi-detached property • Well presented throughout • Detached garage • Private and enclosed rear garden • Ample off road parking • Stylish en-suite to master bedroom • Potential rental income of £1450 pcm • 6 years remaining on NHBC • EPC B84 • Tewkesbury Borough Council - Tax Band C - £2061.68 per annum (2026/2027).

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Accommodation

Stepping into the property, you are welcomed by an entrance hallway which benefits from a useful storage cupboard and provides access to the living room, as well as stairs leading to the first floor. The living room is a generous size and enjoys an abundance of natural light from the front facing window, creating a bright and inviting space to relax. Leading through, the kitchen/dining room offers a fantastic sociable hub of the home, with French doors opening directly onto the rear garden. The kitchen is well equipped with a range of floor and wall mounted units providing ample storage, complemented by integrated appliances including a fridge freezer, electric double oven, and a four ring gas hob with extractor hood over. Completing the ground floor is a convenient cloakroom comprising a WC and wash hand basin.

To the first floor, the accommodation includes three well proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by the family bathroom, fitted with a wash hand basin, WC, and bath with shower over.

Outside

Arriving at the property there is a driveway which provides off road parking for multiple vehicles. Accessed via the side gate the back garden is a great size and benefits from being a combination of lawned and patio spaces.

Garage

Up and over door providing vehicular access. Power and lighting.

Location

A lively community popular with first-time buyers and families, Innsworth provides ample amenities to include the community centre, local shop, takeaways, infant and junior schooling, alongside good public transport links, being on the bus route to both Cheltenham, Gloucester, and Tewkesbury.

Material Information

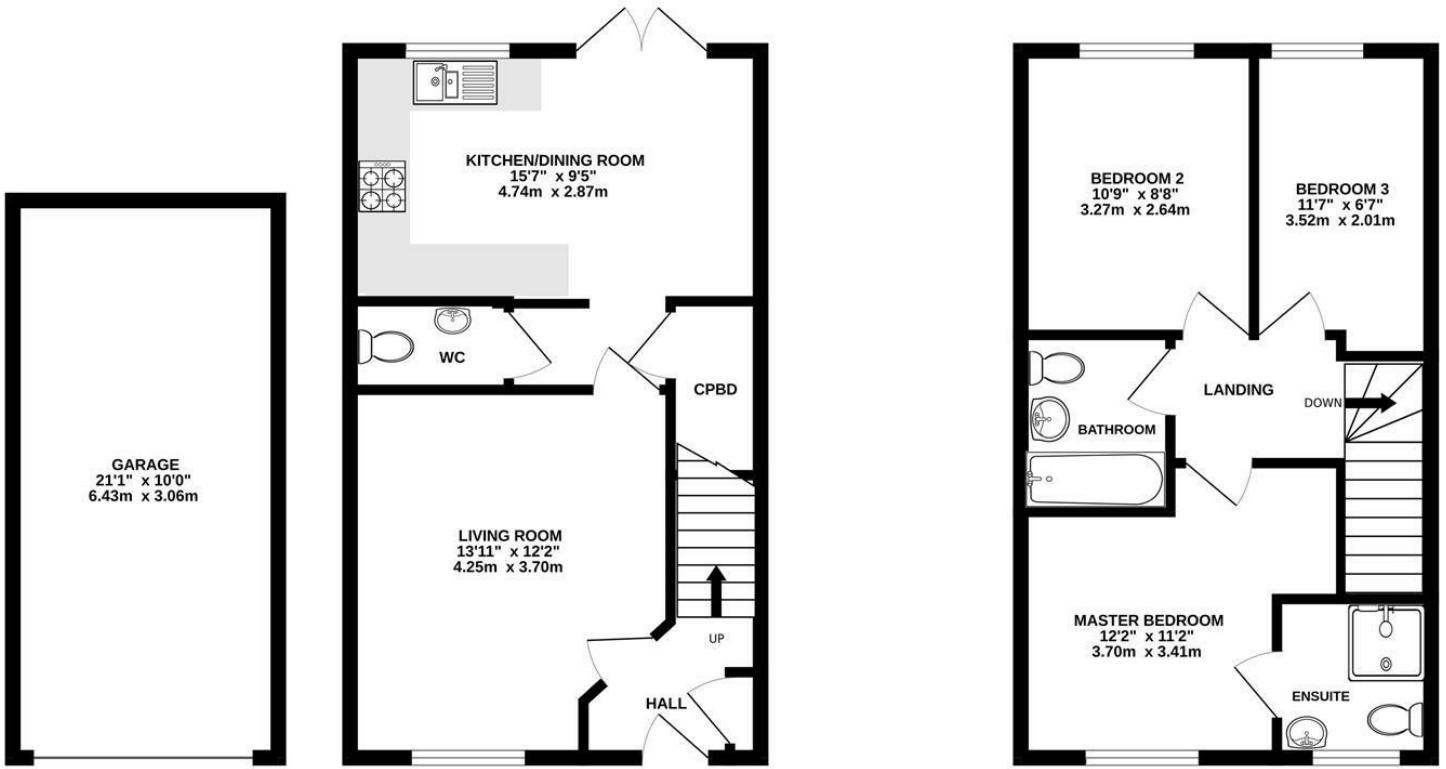
Tenure: Freehold.
Estate management charge of approximately £200 per annum paid to First Port.
Local Authority and Rates: Tewkesbury Borough Council - Tax Band C - £2061.68 per annum (2026/2027).
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 2 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.





GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



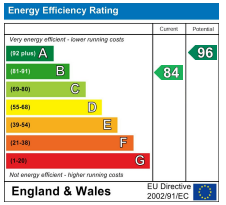
TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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