

4 The Manor Church Road, Churchdown, Gloucester, GL3 2HT

£163,500

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled in the heart of Churchdown Village, this charming two-bedroom cottage at 'The Manor' offers a wonderful opportunity for those over 55 seeking a peaceful yet convenient lifestyle.

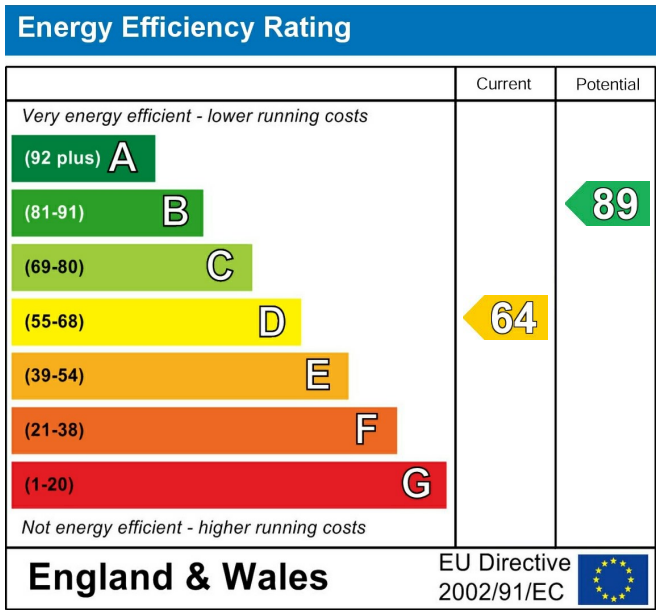
While there is some cosmetic work required. This home features a practical layout, with a welcoming entrance hall that boasts a downstairs WC. The separate kitchen provides ample storage and workspace, while the spacious lounge/diner is perfect for both relaxing and entertaining. From here, doors open onto a private patio area, offering a delightful spot to enjoy the fresh air while overlooking the beautifully maintained communal gardens.

Upstairs, you'll find two generously sized bedrooms, each offering plenty of natural light and potential for alterations to suit your tastes. The main bathroom completes the upper level, ready for a fresh update to create a comfortable and contemporary space.

The Manor provides a range of amenities designed for comfort and community, including a communal sitting room where residents can gather and socialise. The property also benefits from a car park available on a first-come, first-served basis, ensuring convenience for both residents and visitors.

Located just a short distance from local bus routes and a variety of nearby amenities, this home offers both independence and a supportive community environment. With a little cosmetic updating, this cottage could become a truly lovely and comfortable home, blending character and convenience in a sought-after setting.

- Over 55's Residence
- Two Bedroom Cottage
- Downstairs WC
- Communal Facilities
- Village Location
- Close to Local Amenities
- EPC Rating - D64
- Council Tax Band - C



Agents Note
Leasehold.
No pets allowed
125Yrs from 1987.
Service Charges: £379 per quarter with insurance of around £100 per year
EPC Rating: D64
Tewkesbury Borough Council Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk

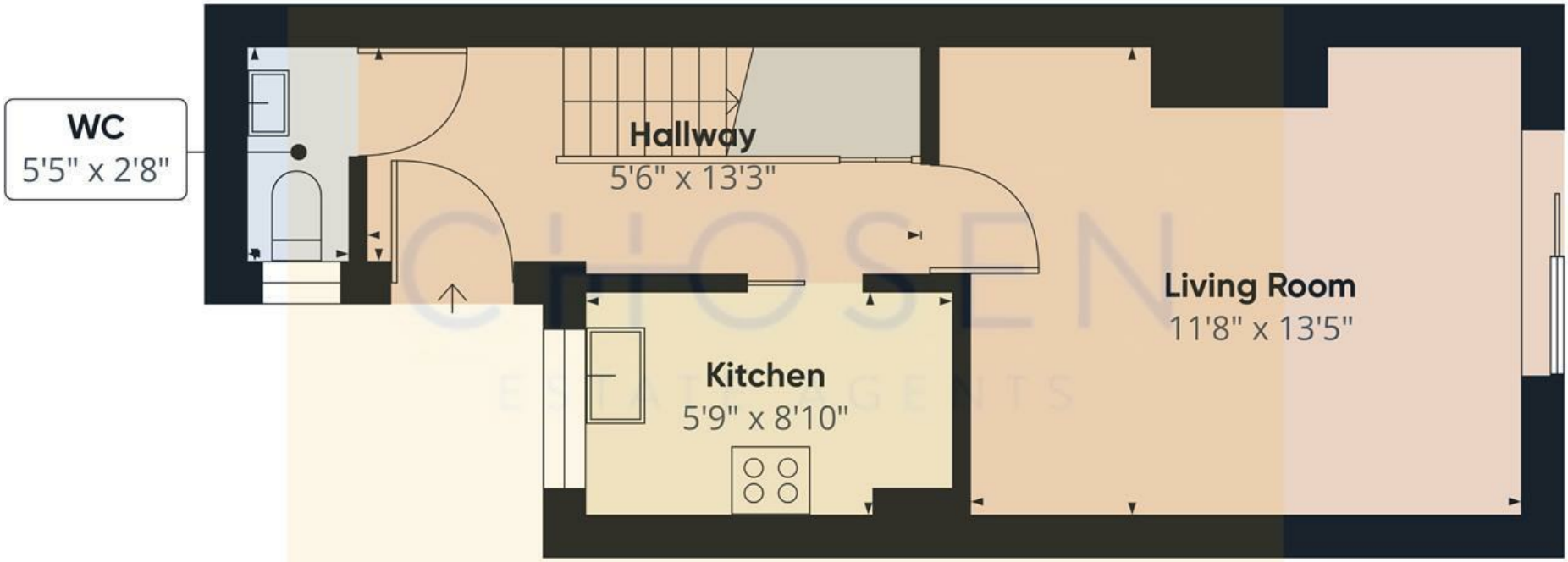












Floor 0



Floor 1

Approximate total area(1)

536.36 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360