



Churchdown

01684 293246



2 Centenary Mews, Cheltenham Road East, Churchdown, GL3 1JU

This 3 bedroomed property is a modern millennium build, situation in the popular area of Churchdown. It benefits from being one of 3 detached houses in a private mews with wide frontage. The property is beautifully presented offering light and modern accommodation. The garden attracts sunlight throughout the day. The property is ideal for sole occupancy, couples or families alike.

The entrance hall welcomes visitors and leads through to the lounge which benefits from a large window overlooking the front garden, and has a door leading through to the kitchen/dining room at the rear of the property.

The kitchen is fitted with a range of modern white wall and base units with the advantage of an integrated induction hob, electric double oven, dishwasher, washing machine, fridge, freezer and understairs storage cupboard. The dining area has patio doors leading out to the rear garden.

Completing the accommodation is a downstairs wc.

On the first floor there are three good sized bedrooms and main bathroom. Both double bedrooms benefit from fitted wardrobes, with bedroom 1 also benefitting from a modern ensuite shower room which comprises of a shower cubicle, pedestal wash basin and low level wc.

The bathroom is fitted with a modern white suite comprising of a panel bath with shower over, pedestal wash basin and low level wc.



Outside the rear garden is surprisingly private. It is laid to lawn with a patio area perfect for al fresco dining and has the advantage of a personal door into the garage.

At the front there is a small lawn area and block paved private driveway in front of the garage. The garage has the benefit of power and light and a personal door into the rear garden.

The property has the advantage of gas central heating and upvc double glazing.

Accessibility is another feature of this property, whether by foot, car, cycle paths, buses and rail links. For long distance commuters this property is within close proximity to the M5, which links the motorway network to all major cities within the UK.

Positioned just off the B4063, between Cheltenham and Gloucester with its excellent commercial, medical and shopping facilities and headquarters, which are well serviced with excellent regular bus service operating every 10 minutes at peak times, with the advantage of a night service too.

Churchdown has a vibrant and active community, priding itself on its welcome for newcomers, and provides a plethora of recreational facilities, coffee shops, pubs, shops and open countryside walks.



GROUND FLOOR

1ST FLOOR

Ground Floor

Lounge 15'4"x12'8"
 Kitchen/dining room 16'8"x9'10"
 WC

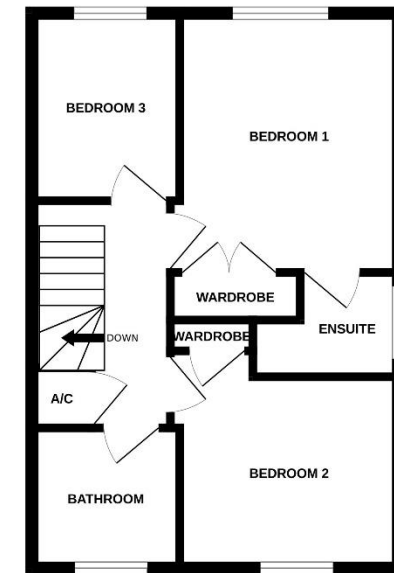
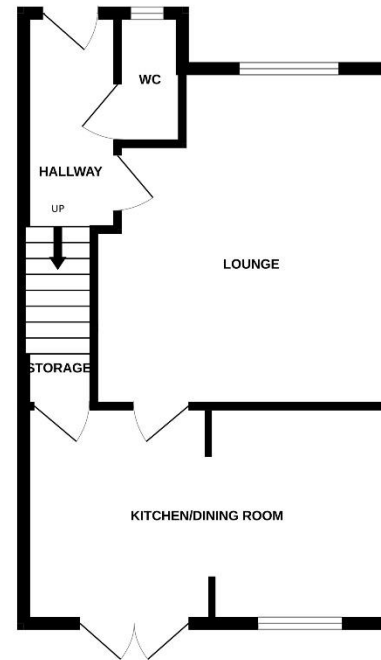
First Floor

Bedroom 1 11'9"x9'8"
 Ensuite 5'1"x6'9" max
 Bedroom 2 10'2"x9'
 Bedroom 3 8'3"x6'10"
 Bathroom 6'9"x6'3"

Outside

Garage

Tewkesbury Borough Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		88
B	81-91		
C	69-80	76	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales			

This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Guide Price £359,950 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
 155 High Street Tewkesbury Gloucestershire GL20 5JP
 Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm
 email: sales@engallcastle.com

01684 293 246
www.engallcastle.com

**Agents Note**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

