



39 Grenville Close

Churchdown, Gloucester, GL3 1LY

£375,000



We are delighted to welcome to the open market this spacious and highly versatile family home, ideally positioned at the very end of a quiet and sought-after cul-de-sac in the ever-popular Churchdown area.

Perfect for growing families, the property offers generous living accommodation across both floors, providing the space and flexibility needed for modern family life. Tucked away in a peaceful setting, yet within easy reach of local amenities, schools, and transport links, this home combines convenience with privacy.

Externally, the property benefits from an enclosed and private rear garden—ideal for both relaxation and entertaining—as well as off-road parking to the front.



Entrance Hallway

Accessed via a double glazed front door, with stairs leading to the first floor, radiator, and power points. A door provides access through to the lounge.

Lounge

UPVC double glazed windows to the front, television point, radiator, and power points, with open understairs storage. Doors lead through to both the open-plan kitchen/diner and the playroom.

Play Room

UPVC double glazed windows to both the front and side, radiator, and power points.

Open Plan Kitchen/Diner

UPVC double glazed windows to the rear and UPVC double glazed French doors opening onto the garden, fitted with a range of eye and base level units with roll-edge worktops. The kitchen includes a sink/drain, electric oven with induction hob and extractor hood, built-in dishwasher, and space for further appliances. Additional features include a radiator and power points.

Utility

UPVC double glazed frosted door to the rear garden, fitted with base level units and roll-edge worktops, sink/drain, and plumbing and space for a washing machine and tumble dryer. Further benefits include a wall-mounted combination boiler.

Cloakroom

UPVC frosted double glazed window to the side, low-level WC, and pedestal wash hand basin, with radiator and extractor fan.

First Floor Landing

Access to the loft via hatch, airing cupboard, radiator, power points, and doors leading to all rooms.

Bedroom 1

UPVC double glazed windows to the front, radiator, power points, and built-in wardrobes.

Bedroom 2

UPVC double glazed windows to both the side and rear, radiator, power points, and built-in wardrobes.

Bedroom 3

UPVC double glazed windows to the front and side, radiator, power points, and built-in wardrobes.

Bedroom 4

UPVC double glazed windows to the rear, radiator, and power points.

Bathroom

UPVC frosted double glazed windows to the rear, suite comprising a shower cubicle, panelled bath, low-level WC, and pedestal wash hand basin, with a heated towel rail, tiled walls, and tiled flooring.

Rear Garden

An enclosed and private garden, partly paved and mainly laid to lawn, with a shed to the rear and useful storage to the side.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band D

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

