



43 Melville Road, Churchdown, Gloucestershire, GL3 2RE

£185,000 Asking Price

We are delighted to present for sale this spacious three-bedroom family home that is well positioned in the sought after village of Churchdown.

Set away from the main roads this well-proportioned property lies towards the end of a no through road and sits by a green. The ground floor consists of an enclosed hallway with laminate wooden flooring laid from here through to the entire floor and a downstairs WC is neatly positioned underneath the stairs. The family living room looks out over the front of the property. To the rear you will find an open plan kitchen and dining area which provides ample counter top space and under counter storage and has room for a good sized dining table and chairs. French doors open to the very large garden which is laid with grass and patio; this paved area extends round to the side of the property.

The first floor consists of two large double bedrooms and a small single room. A family bathroom is set off the landing and is of good proportions. It is furnished with a walk in corner shower unit, separate bath, toilet and wash hand basin set within a vanity unit. The wooden flooring has been exposed and painted on the first floor which adds a rustic character to the property.

The property benefits from off road parking, enough for three cars comfortably, UPVC double glazed windows and doors and a gas central heating system with combination boiler and wall radiators in each room. In addition, the property boasts solar panels fitted to the roof, supplied by "A Shade Greener" within the last few years, providing for cheaper annual utility costs.

Location is also a key asset to the property since it sits within catchment of a number of highly regarded primary and secondary schools. It is close to local amenities, a newly developed park and recreational ground and sits between Cheltenham and Gloucester with direct links to the

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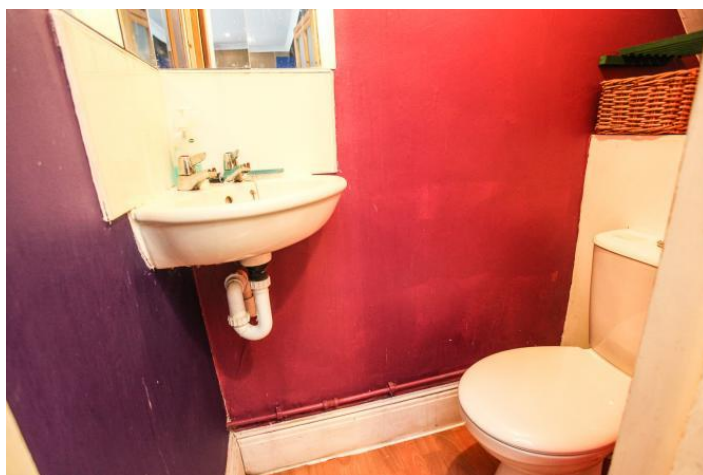
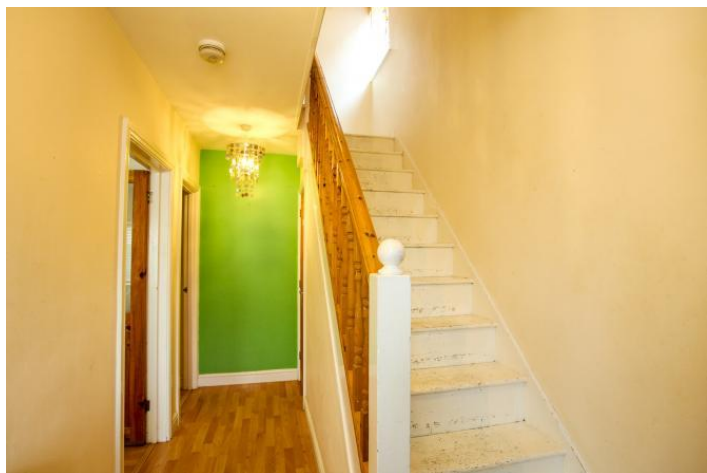
M5 motorway.



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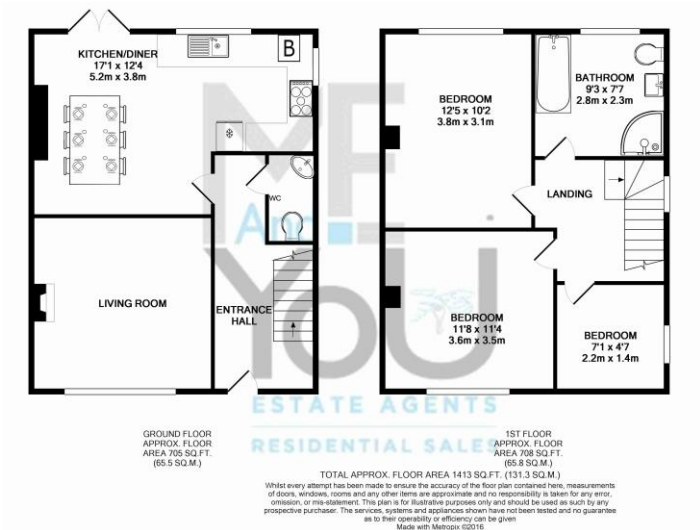


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