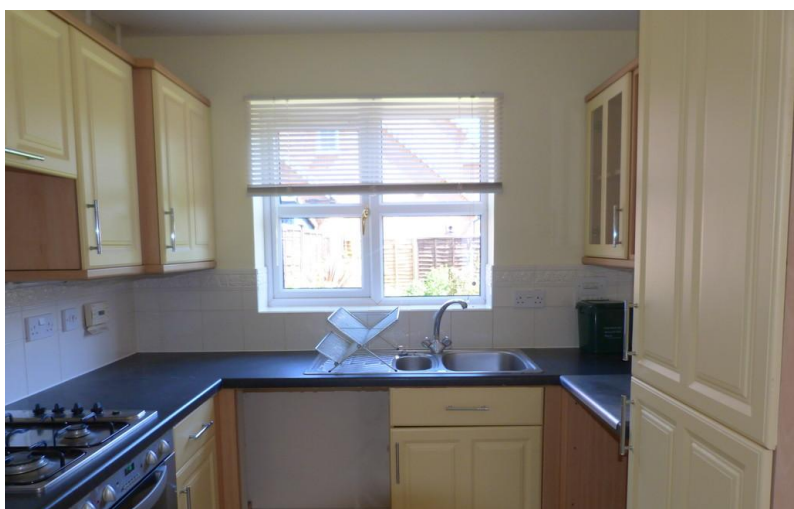


FOR SALE



Shepherds Way, Churchdown, Gloucester

3 Beds, 2 Bathrooms and Cloakroom, Semi-Detached House

Asking Price Of £311,500



Shepherds Way, Churchdown, Gloucester

3 Bedrooms, 2 Bathroom

Asking Price Of £311,500

- 3 Bedroom Family Home
- Lounge
- Kitchen/ Diner
- Cloakroom
- Ensuite To Master Bedroom
- EPC D, CTax C

DESCRIPTION FAMILY HOME IN SOUGHT AFTER LOCATION - Modern 3 bedroom semi-detached, comprises entrance hall, cloakroom, lounge, kitchen/diner on the ground floor and then 3 bedrooms, en-suite to master, family bathroom, gas central heating, double glazing, rear garden, parking for 2 vehicles. EPC - D, CTax C, freehold and chain free

HALLWAY

door to the lounge and stairs to the first floor

LOUNGE

with window to the front, door to the the kitchen/diner

KITCHEN/DINER

with double doors to the rear garden from the dining area, fitted kitchen with eye and base units, window to the rear under stairs cupboard

CLOAKROOM

WC & wash basin, extractor

LANDING

doors to all rooms. cupboard

BEDROOM 1

window to the front, recessed wardrobe, door to en-suite

ENSUITE

window to the front, WC, wash basin and shower

BEDROOM 2

window to the rear



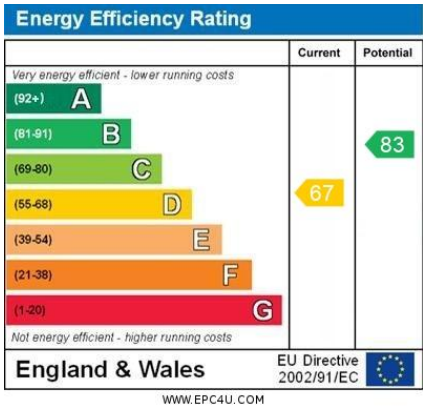


BEDROOM 3
window to the rear

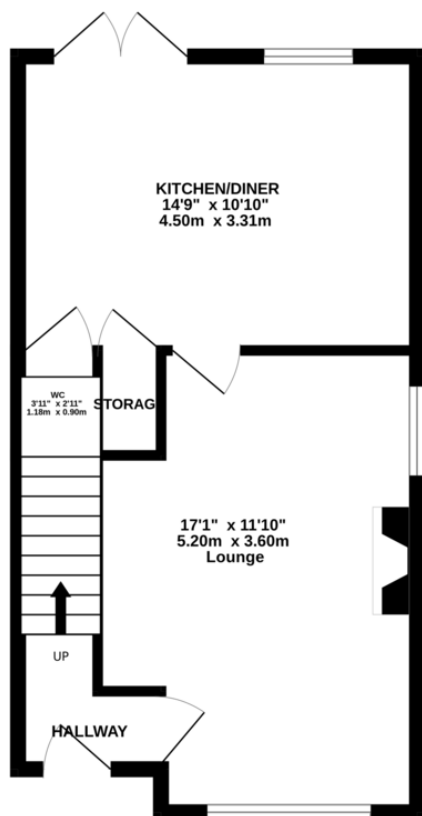
BATHROOM
modern white suite comprising WC, wash basin,
paneled bath with shower over, window to the side

OUTSIDE
to the front there is parking for 2 cars, to the rear is an
enclosed garden

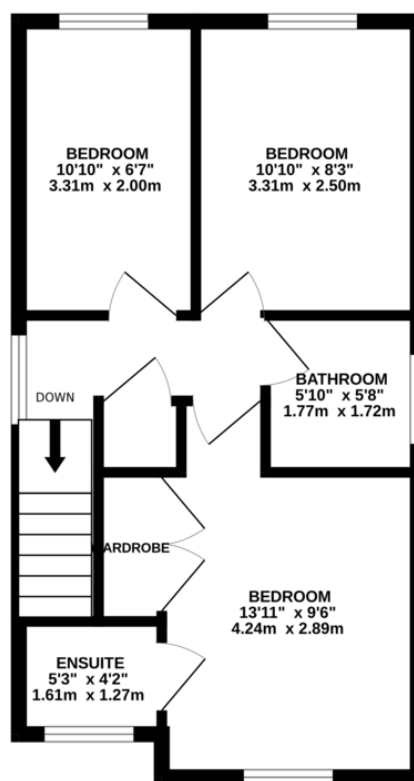




GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.