



9 Thespian Road, Gloucester, GL3 1GJ

Asking Price £290,000

Situated in the highly sought-after village of Churchdown, Thespian Road is a well-presented family home offering comfortable and versatile living in a quiet residential setting.

The property features a bright and welcoming entrance hall with WC. Leading to a spacious lounge with large windows creating a bright and cosy family space. Complemented by a modern fitted kitchen and a dining area with room for freestanding appliances and a fitted gas hob.

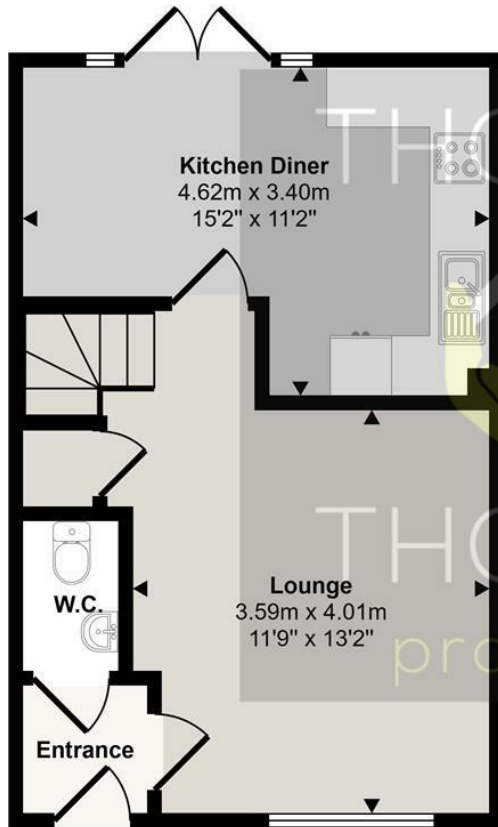
Upstairs there are three good sized bedrooms, two of which are doubles in size. The master benefits from an en suite shower room. Finally a modern fitted family bathroom.

Outside, the home benefits from a private rear garden, perfect for relaxing or outdoor dining, along with off-road parking for two cars. Its convenient location places excellent local schools, shops, parks, and transport links within easy reach, including straightforward access to Gloucester, Cheltenham, and the M5 motorway.

Combining a desirable location with practical family living, this property is an excellent opportunity for buyers seeking a home in the popular Churchdown community.

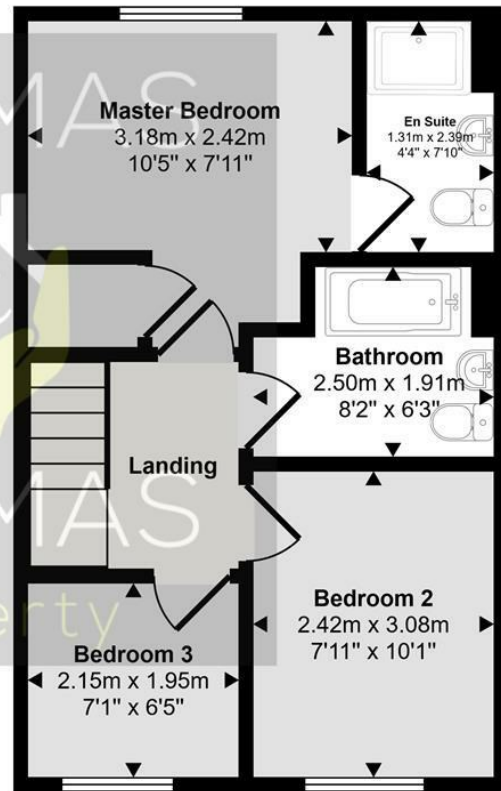
- Three bedroom mid terrace
- Off road parking for two cars
 - Modern throughout
- En suite, family bathroom and downstairs WC
- Enclosed garden with back access
- Ideal location for local schools and transport links

Approx Gross Internal Area
71 sq m / 767 sq ft



Ground Floor

Approx 35 sq m / 379 sq ft



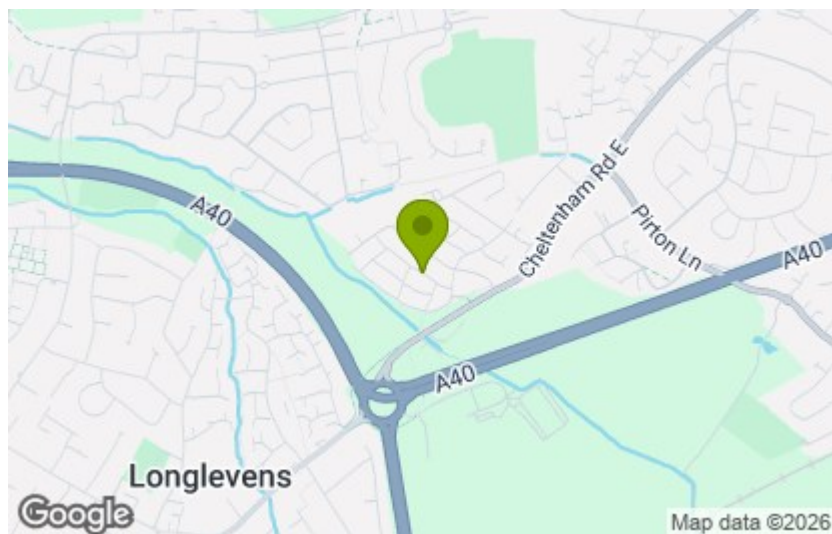
First Floor

Approx 36 sq m / 387 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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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