



60 Bader Avenue, Churchdown, Gloucester, GL3 2JF

£350,000

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Farr & Farr Sales Lettings 

**60 Bader Avenue, Churchdown,
Gloucester, GL3 2JF**

£350,000

On a prime plot within Bader Avenue, this spacious three-bedroom detached house sits at the end of a quiet cul de sac on a good-sized plot. Off-road parking and a front garden lead to the front door and into the living room via an entrance porch. To the rear, a spacious kitchen / dining room overlooks the rear garden. Stairs lead to the first floor landing with three spacious bedrooms and a family bathroom. A garage and rear garden complete the property. Bader Avenue is situated within the village of Churchdown and benefits from excellent local amenities including a community centre, surgery and village pub. Currently let on an assured shorthold tenancy agreement the property is available with no onward chain.

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Front Garden

Off road parking. Lawn. Fence surround.

Entrance Porch

Wooden door with frosted glazing. Carpet.

Living Room 10' 8" x 18' 8" (3.25m x 5.70m)

Double glazed window to front. Carpet. Radiator. Feature fireplace.

Kitchen 8' 2" x 7' 10" (2.50m x 2.38m)

Range of wall, base and drawer units. Laminate worktop. Double sink with draining board and mixer tap. Fitted double oven. Fitted four ring gas hob with extractor hood. Worcester combi boiler. Double glazed window to rear. Part-tiled walls. Laminate flooring.

Dining Room 10' 11" x 14' 6" (3.34m x 4.43m)

Double glazed sliding doors to garden. Window to side. Carpet. Radiator.

Cloakroom

WC. Basin. Part-tiled walls. Carpet. Extractor fan.

Internal Hallway

Stairs to first floor. Internal access to garage.

First Floor Landing

Double glazed window to side. Loft hatch. Carpet. Airing cupboard.

Bedroom One 10' 9" x 12' 11" (3.28m x 3.94m)

Double glazed window to front. Carpet. Radiator.

Bedroom Two 10' 9" x 10' 11" (3.28m x 3.32m)

Double glazed window to rear. Carpet. Radiator. Cupboard.

Bedroom Three 8' 3" x 9' 7" (2.52m x 2.92m)

Double glazed window to front. Carpet. Radiator.

Bathroom 5' 10" x 8' 0" (1.77m x 2.44m)

Frosted double glazed window to rear. WC. Basin with cupboard under. Bath with electric shower over. Part-tiled walls. Vinyl flooring. Heated towel rail.

Garage

Up and over door. Lighting and electric. Internal door.

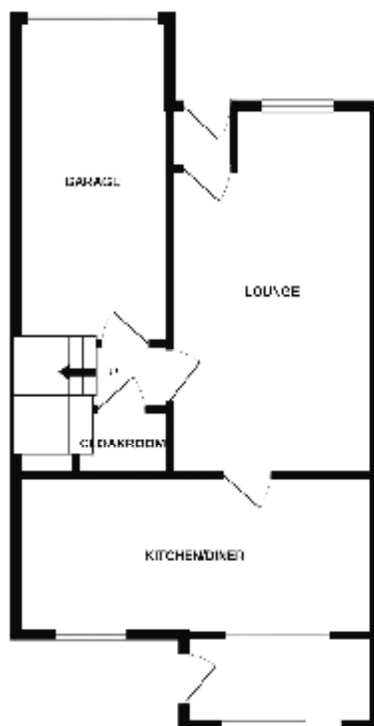
Rear Garden

Mostly laid to lawn with a large area of patio. Fence surround. Mature borders. Side access.

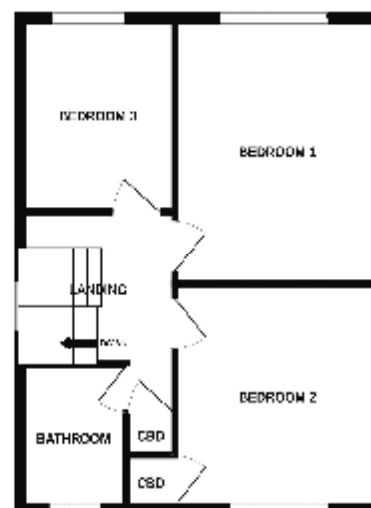
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
929 sq.ft. (82.1 sq.m.) approx.



FIRST FLOOR
446 sq.ft. (41.7 sq.m.) approx.



NOTE: ALL MEASUREMENTS ARE APPROXIMATE.
Measurements are taken to the internal face of the walls and are not intended to be used for legal purposes. The measurements are for guidance only and do not constitute a contract. The measurements are taken to the internal face of the walls and are not intended to be used for legal purposes. The measurements are for guidance only and do not constitute a contract.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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