51 Bader Avenue, Churchdown, Gloucester, GL3 2JF

£389,950

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled on the charming Bader Avenue, Churchdown,, this stunning three-bedroom detached home is the epitome of a 'turnkey' property!

Presented to a show home standard, this loving home has undergone significant improvements throughout by the current owners.

Boasting a sizeable living room, dining room, conservatory, and a beautiful kitchen-breakfast room, space really is in abundance on the ground floor. Rounding things off downstairs you have the ever useful WC.

Heading upstairs to the first floor, there are two fantastic double bedrooms, both benefitting from fitted wardrobes, and a generous single bedroom. The third bedroom could also be utilised as a home office, perfect for anyone working from home! The beautiful modern bathroom suite completes the first floor accommodation.

Externally, you will find a driveway to the front providing two off road parking spaces, along with side access to the rear garden. The landscaped rear garden offers a lovely seating area, and an area of lawn.

If you're looking for a well-presented, spacious, and inviting home in a sought-after location, this three-bedroom detached property on Bader Avenue is sure to tick all the boxes.

Give us a call today to arrange your viewing!

Agents Note.
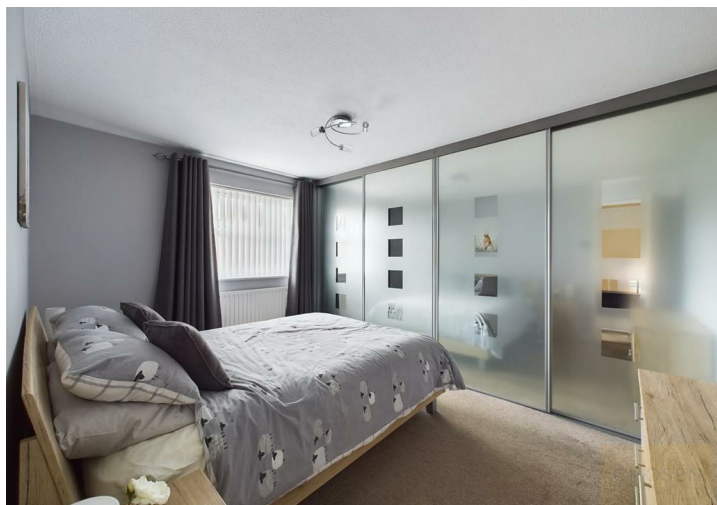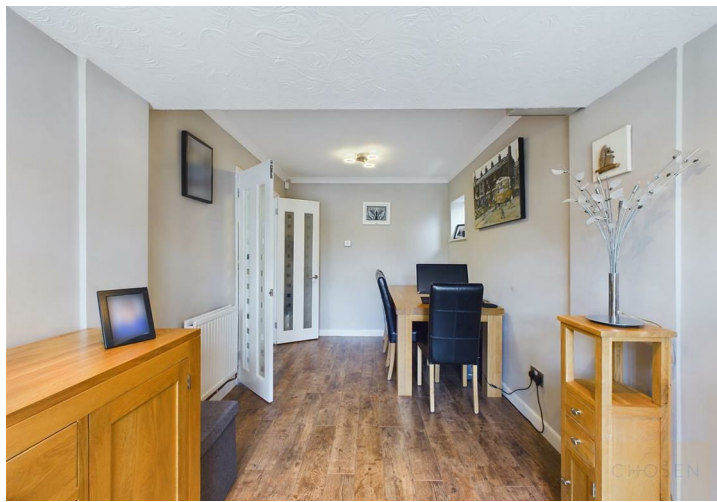Freehold.
EPC Rating: TBC
Council Tax Band: D
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

- Stunning Three Bedroom Home
- Detached
- Positioned On A No Through Road
- Enclosed Rear Garden
- Driveway Providing Two Off Road Parking Spaces
- Living Room, Dining Room And Conservatory
- Fantastic Loft Storage
- EPC Rating: TBC
- Council Tax Band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Floor 0

Living Room
17'8" x 10'7"

Kitchen
8'6" x 19'0"

Entry
2'11" x 3'1"

Sunroom
9'0" x 17'3"

Dining Room
15'0" x 7'11"

Hallway
2'11" x 2'6"

WC
2'9" x 5'1"

Floor 0

Floor 1

Bedroom
12'11" x 8'10"

Bedroom
10'11" x 8'10"

Office
9'4" x 8'1"

Landing
6'2" x 3'1"

Bathroom
8'0" x 8'1"

Floor 1

Approximate total area[1]

1103.68 ft²

Reduced headroom

0.72 ft²

(1) Excluding balconies and terraces

⬚ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

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