



40 Bader Avenue, Churchdown, Gloucester, GL3 2JF

£295,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Chosen Estate Agents are delighted to be offering this three bedroom semi-detached to the market with no onward chain!

Boasting an incredibly sought after location, this lovely home comprises modern open plan living-dining space with French doors opening to the rear garden, and a sizeable kitchen.

Upstairs, there are two double bedrooms, a single bedroom which would make a fantastic office space, perfect for anyone working from home, and a bathroom suite comprising bath with shower over, low level WC, wash hand basin and heated towel rail.

Externally, there is a generous driveway to the front providing two off road parking space, a small area of lawn, and side access. The beautifully maintained, enclosed rear garden offers great space and tranquility.

Please get in touch with us today to arrange your viewing!

Agents Note.

Freehold.

EPC Rating: C69


Tewkesbury Council Tax Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

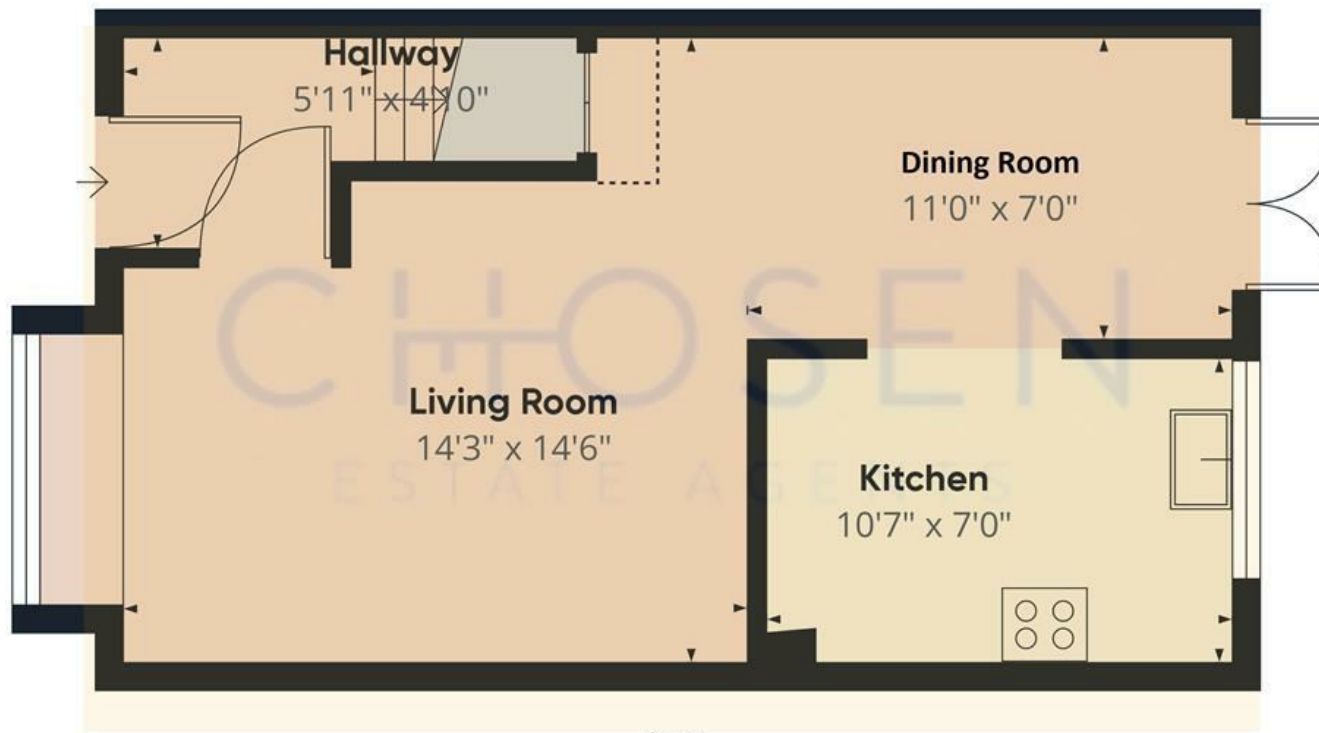
- Three Bedroom Semi-Detached Home
- Popular No Through Road
- Driveway Providing Two Off Road Parking Spaces
- EPC Rating: C69
- Open Plan Living
- Enclosed Rear Garden
- No Onward Chain
- Council Tax Band: C

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

565 ft<sup>2</sup>

Reduced headroom

4.2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360