



10 Bader Avenue, Churchdown, Gloucester, GL3 2JF

£259,500

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled on a peaceful no-through road in the highly desirable area of Churchdown, this beautifully presented two-bedroom end-of-terrace home offers contemporary living in a quiet and convenient setting.

Upon entering the property, you are welcomed into a bright entrance hall that flows seamlessly into the spacious open-plan lounge/diner – a perfect space for relaxing or entertaining. This inviting room features ample natural light and leads directly into the sleek, modern kitchen. Thoughtfully updated, the kitchen boasts stylish cabinetry, integrated appliances including a dishwasher and washing machine, and direct access to the garden.

The rear garden is a real highlight of the home – a charming and private outdoor space with a combination of patio and lawn, ideal for both al fresco dining and low-maintenance enjoyment.

Upstairs, the property offers two generously sized double bedrooms, both neutrally decorated and ready to move into. The modern bathroom has also been updated and includes a full suite with a shower over the bath, perfect for busy mornings or unwinding after a long day.

Externally, the property benefits from two allocated parking spaces, providing convenient off-road parking for residents or visitors.

Situated in the heart of Churchdown, this home is ideally located for access to local amenities, schools, transport links, and beautiful open countryside.

Agents Note

Freehold

EPC Rating: C70

Tewkesbury Borough Council Tax Band: B

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

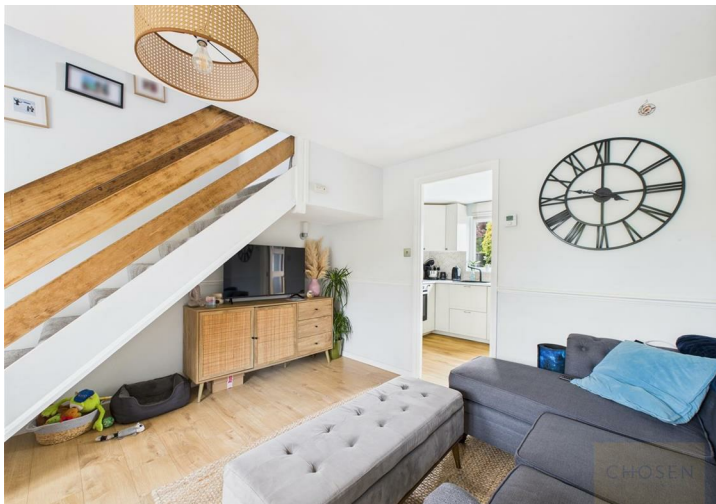
Rivers & Sea: Very Low

Surface Water: Very Low

- Modernised Two Bedroom End-of-Terrace Home
- Sought-After Churchdown Location
- Lovely Private Garden
- EPC Rating: C70
- Quiet No-Through Road
- Stylish Kitchen With Integrated Appliances
- Two Allocated Parking Spaces
- Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	70	
(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 	





Approximate total area^m

502 ft²

Reduced headroom

17 ft²



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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