



MORGAN ASSOCIATES

— ESTATE & LETTINGS AGENCY —



55, Bader Avenue,  
Gloucester GL3 2JF  
£1,850 PCM



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A beautifully presented four bedroom detached family house, enjoying a peaceful position within a quiet no-through road in the sought-after village of Churchdown.

The accommodation is both well proportioned and thoughtfully arranged, offering a refined balance of formal and informal living space. A generous sitting room is complemented by a separate dining room with doors opening onto the garden, while a further family room and dedicated study provide excellent flexibility for modern lifestyles. The kitchen is well appointed with a range of fitted units and integrated appliances, and is supported by a ground floor cloakroom.

On the first floor, four bedrooms are arranged around a central landing, including three comfortable doubles and a fourth single bedroom. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a well appointed family bathroom with shower over bath.

Externally, the property enjoys a private rear garden, off road parking and an integral garage, suitable for storage.

Further benefits include gas central heating throughout.

Pets are not permitted.



# Floor Plan



2nd Floor

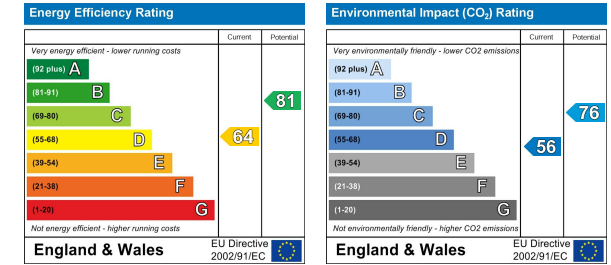
1st Floor

**Total: 130 m2**  
 1st Floor: 76 M2, 2nd Floor: 54 m2  
 Excluded Areas: Garage: 7 M2, Walls: 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Energy Efficiency Graph



# Area Map



# Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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