



9 St Johns Avenue, Churchdown, Gloucester, GL3 2DG

£1,825 Per Calendar Month

TO LET

CHOSEN
ESTATE AGENTS

- AVAILABLE FROM 9/6/2026
- SEPARATE LOUNGE
- INTGRATED APPLIANCES
- 1 SINGLE
- GARAGE
- OPEN PLAN LIVING
- UTILITY
- 3 DOUBLE BEDROOMS
- GARDEN ROOM/GYM/ OFFICE
- DRIVEWAY PARKING

THE PROPERTY

Chosen Estate Agents have a fantastic opportunity to rent his stunning extended 4 bed house in the heart of Churchdowns close to local shops & amenities. The spacious property offers oodles of storage along with a modern living experience. The wow factor is the gorgeous, open-plan kitchen/ living/dining area that flows seamlessly through the downstairs areas along with a separate utility room and cosy lounge with feature fireplace. The kitchen is equipped with an integrated fridge freezer, dishwasher, double oven & wine fridge with space in the utility room for your own washing machine & tumble drier.

Upstairs there are 3 double bedrooms and 1 single bedroom, along with three well-appointed bathrooms, including a convenient downstairs shower room.

The property also provides internal access to the garage, offering a spacious storage area. Outside the beautiful, low maintenance astro turf garden will look great in both summer and winter and there are various patio areas for you to sip the wine from the wine cooler provider and the large versatile garden room can serve as either a gym, office or additional outdoor living space.

The driveway has parking for two cars, & there is also on-street parking, along with a bus stop right outside. This really is something special & combines style, comfort, & convenience, making it a perfect family home.

Pets considered

Holding Deposit: £421.00 based on 1 weeks' rent of asking price

Security Deposit: £2,105.00 based on 5 weeks' rent of asking price

Council Tax band: C Local Authority: Tewkesbury Borough

Electricity supply: Mains Gas Supply: Mains Water supply: Mains Sewerage: Mains

Heating: Gas CH Mobile phone coverage: i.e EE, Vodafone, Three, O2

If satisfactory references are not obtained or you withdraw your application any financial loss to Chosen Estate Agents or the Landlord will be deducted from your holding deposit.



SITUATION

Directions

2 Church Road, Churchdown, Gloucestershire, GL3 2ER

Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk