



| Charlton Kings | Cheltenham | GL52 6YU

This property is situated in Charlton Kings and within the renowned Balcarras School catchment area. This three bedroom semi-detached house is set in an elevated position offering pleasant rural views from the front of the property. Accommodation comprises of a large through lounge/dining room with dual aspect windows, kitchen which provides an opportunity for the purchaser to put their own stamp on the property and downstairs WC. Upstairs there are two double bedrooms and a single room with family bathroom. Externally there is a rear Garden and Garage.

Guide Price £209,950

- Gas Central Heating
- Large Living/ Dining Room
- Pleasant Outlook
- Quiet Location



Property Description

HALLWAY

3' 12" x 15' 25" max (1.22m x 5.21m) UPVC front door. Radiator. Cloaks cupboard. Door to WC. Single socket. Wood block flooring. Pendant light fitting. Artex ceiling.

LOUNGE/DINER

10' 03" x 24' 02" (3.12m x 7.37m) Double glazed UPVC window to front and rear of the room. 2 x Radiators. Socket and TV point. Block wooden flooring. 2 x Pendant light fittings. Artex ceiling.

KITCHEN

7' 91" x 10' 94" (4.44m x 5.44m) Double glazed UPVC window to rear garden. UPVC door to side of property to access rear garden. Inset stainless steel sink and drainer unit. Worktops. Range of base and wall units. Boiler. Freestanding stainless steel gas range cooker with gas hob. Space for fridge freezer. Space for washing machine. Space for dishwasher. Radiator. Various sockets and switches. Ceramic flooring. Fluorescent light strip. Artex ceiling.

DOWNSTAIRS WC

2' 65" x 5' 63" (2.26m x 3.12m) White WC and corner white wash hand basin. High level UPVC window. Vinyl flooring. Baynet light fitting. Artex ceiling.

BEDROOM ONE

13' 44" x 11' 01" (5.08m x 3.38m) Double glazed window to front. Radiator. Sockets, switches and TV point. Pendant light fitting. Carpet to floor. Artex ceiling.

BEDROOM TWO

11' 73" x 10' 06" (5.21m x 3.2m) UPVC window to rear garden. Radiator. Sockets, switches and TV point. Pendant light fitting. Carpet to floor. Built in double wardrobe. Artex ceiling.

BEDROOM THREE

8' 99" x 7' 01" (4.95m x 2.16m) max Double glazed UPVC window to front garden. Radiator. Built in single wardrobe. Sockets and switches. Pendant light fitting. Carpet to floor. Artex ceiling.

BATHROOM

6' 21" x 5' 79" (2.36m x 3.53m) max Three piece white suite comprising of WC, handbasin and bath with telephone shower taps and electric shower over with glazed screen. Wooden bath panel. UPVC obscure window to rear garden. Towel rail. Baynet fitting to ceiling. Artex ceiling. Vinyl to floor. Fully tiled walls.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

101 Promenade

Cheltenham

Gloucestershire

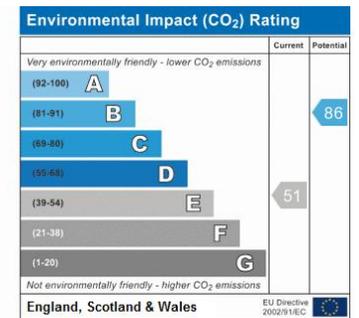
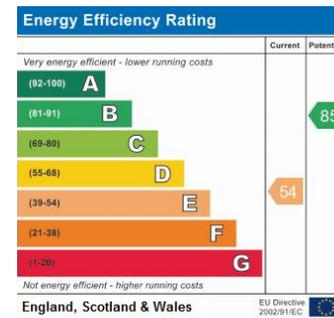
GL50 1NW

www.elliotoiver.co.uk

info@elliotoiver.co.uk

01242 321091





Address:
Chase Avenue
Reference:
Chase Avenue

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements