

East Approach Drive

Cheltenham GL52 3JE



East Approach Drive, Cheltenham, GL52 3JE

A three bedroom, two reception room, three storey town house located in Pittville next to the Pump Rooms, Pittville park and convenient access to the Town Centre. The property also benefits from a garage and a parking space. The property comprises :- hallway, kitchen, WC and sitting room on the ground floor. The first floor provides the living room and master bedroom with en-suite shower room. The final two bedrooms and family bathroom are located on the second floor. This property also benefits from double glazing, gas central heating, an enclosed garden with access to the garage and parking space. Permit parking is also available.

Three Bedroom Town House with Two Reception Rooms • Fully Fitted Kitchen with Integrated Double Oven and Hob • Master Bedroom with En-Suite Shower Room • All Three Bedrooms Include Built In Wardrobes • Enclosed Rear Garden • Garage with Parking Space & Permit Parking • Desired Pittville Location Next to the Pump rooms and Pittville Park • Double Glazing • Gas Central Heating





HALLWAY

Double glazed composite door to front. Radiator. Storage cupboard. Stairs rising to first floor with under stairs storage cupboard.

KITCHEN

11' 3" x 8' 2" (3.43m x 2.49m) Double glazed window to front. A range of wall and base units with roll edge work surface over. Ceramic one and a half bowl sink drainer unit with mixer tap. Integrated double oven and hob. Space for fridge / freezer and washing machine. Wall mounted boiler. Ceiling spotlights. Partially tiled walls.

WC

White Suite Comprising: - Low level WC and hand was basin. Tiled walls and floor.

SITTING ROOM

15' 9" x 11' 10" (4.8m x 3.61m) Full length double glazed window to rear and double glazed door to garden. Radiator. TV Point

FIRST FLOOR LANDING

Leading to reception room and bedroom. Radiator. Smoke alarm. Stairs to second floor.

LIVING ROOM

15' 10" x 11' 10" (4.83m x 3.61m) Two double glazed windows to rear. Radiator. TV point. Built in shelving unit with storage cupboards.



MASTER BEDROOM

11' 10" x 10' 11" (3.61m x 3.33m) Two double glazed windows to front. Storage cupboard. Radiator. En-suite shower room.

ENSUITE

White suite comprising: - Shower cubicle, low level WC and hand wash basin. Tiled floor. Ceiling spotlights. Extractor.

SECOND FLOOR LANDING

Two skylights above stairs. Radiator. Smoke Alarm.

BEDROOM TWO

13' 1" x 11' 10" (3.99m x 3.61m) Two double glazed windows to rear. Built in wardrobes. Radiator.

BATHROOM

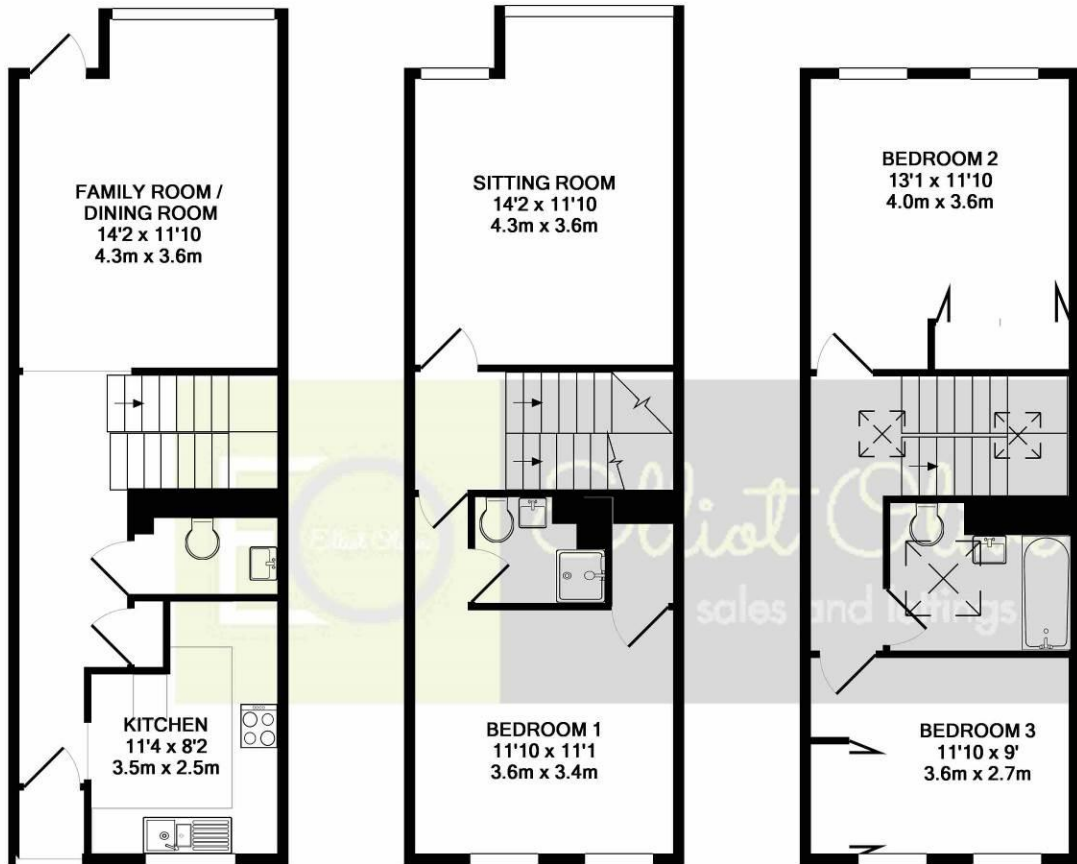
Three piece suite comprising: - bath with shower over, low level WC and hand wash basin. Tiled walls and floor. Heated towel rail. Obscure sky light.

BEDROOM 3

11' 10" x 8' 9" (3.61m x 2.67m) Two double glazed windows to front. Built in wardrobes. Radiator.

OUTSIDE

Low maintenance paved garden to front. Enclosed patio garden to rear with double glazed door leading to the single garage. The garage has power and light. There is also a parking space.



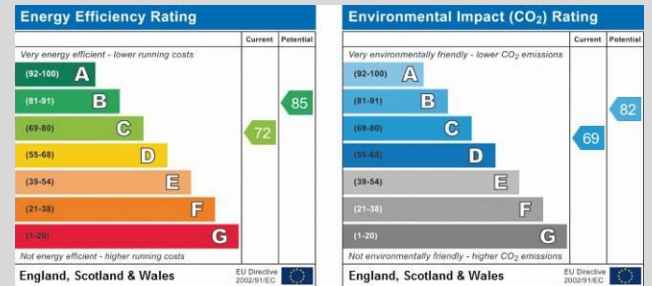
GROUND FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.3 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1248 SQ.FT. (116.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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