



## Rodney Road | Cheltenham | GL50 1JJ

An opportunity to own one of just four newly refurbished residences situated in the heart of Cheltenham town centre. Finished to the highest specification with solid oak doors throughout, and set over three floors, the ground floor accommodation comprises; Entrance hall, lounge, WC, and fitted kitchen. The first floor provides two double bedrooms and the main bathroom. The second floor provides the final three bedrooms and an additional shower room. Externally there are gardens to both the front and rear as well as a garage with electric roller door.

## Asking Price Of £465,000

- Newly Refurbished
- 5 Bedrooms
- 2 Bathrooms
- Spectacular Fitted Kitchen



## Property Description

### ENTRANCE HALL

Double glazed obscure door to front. Stairs rising to first floor with LED lighting, tiled flooring, radiator, thermostat, cupboard housing gas meter

### LOUNGE

17' 3" x 13' 4" (5.26m x 4.06m) Double glazed window to front, radiator, broadband and tv points, smoke detector, understairs cupboard with radiator leading to WC

### WC

Toilet and sink. Tiled flooring and partially tiled walls.

### KITCHEN

11' 4" x 16' 3" (3.45m x 4.95m) Two double glazed windows to the rear, double glazed obscure door to rear garden. A range of "crown imperial range" high gloss base units with Corin work top over. Inset sink with mixer tap, Two built in "Neff" ovens with matching Neff 5 ring gas hob and Neff hood. Built in "bosch" dishwasher. A range of "crown imperial range" high gloss floor to

ceiling units with built in fridge freezer and wall mounted boiler. Porcelanosa tiled flooring and ceiling spot lights.

### FIRST FLOOR LANDING

Double glazed window to front, stairs rising to second floor with LED lighting, radiator and smoke detector

### BATHROOM

Double glazed obscure window to the rear. Porcelanosa four piece white bathroom suite comprising sink, toilet, bath and double shower cubicle. Porcelanosa natural stone effect tiled walls and flooring. Towel rail radiator and ceiling spotlights.

### BEDROOM 1

16' 5" x 10' 0" (5m x 3.05m) Double glazed French doors to front. radiator, TV point.

### BEDROOM 4

12' 6" x 10' 1" (3.81m x 3.07m) Two double glazed windows to rear, radiator, TV.

### TOP FLOOR LANDING

Roof window. Smoke detector.

### BEDROOM 2

15' 4" x 10' 1" (4.67m x 3.07m) Two double glazed windows to the rear. Radiator. TV point.

### BEDROOM 3

13' 7" x 9' 8" (4.14m x 2.95m) Double glazed window to front. Radiator, TV point.

### BEDROOM 5

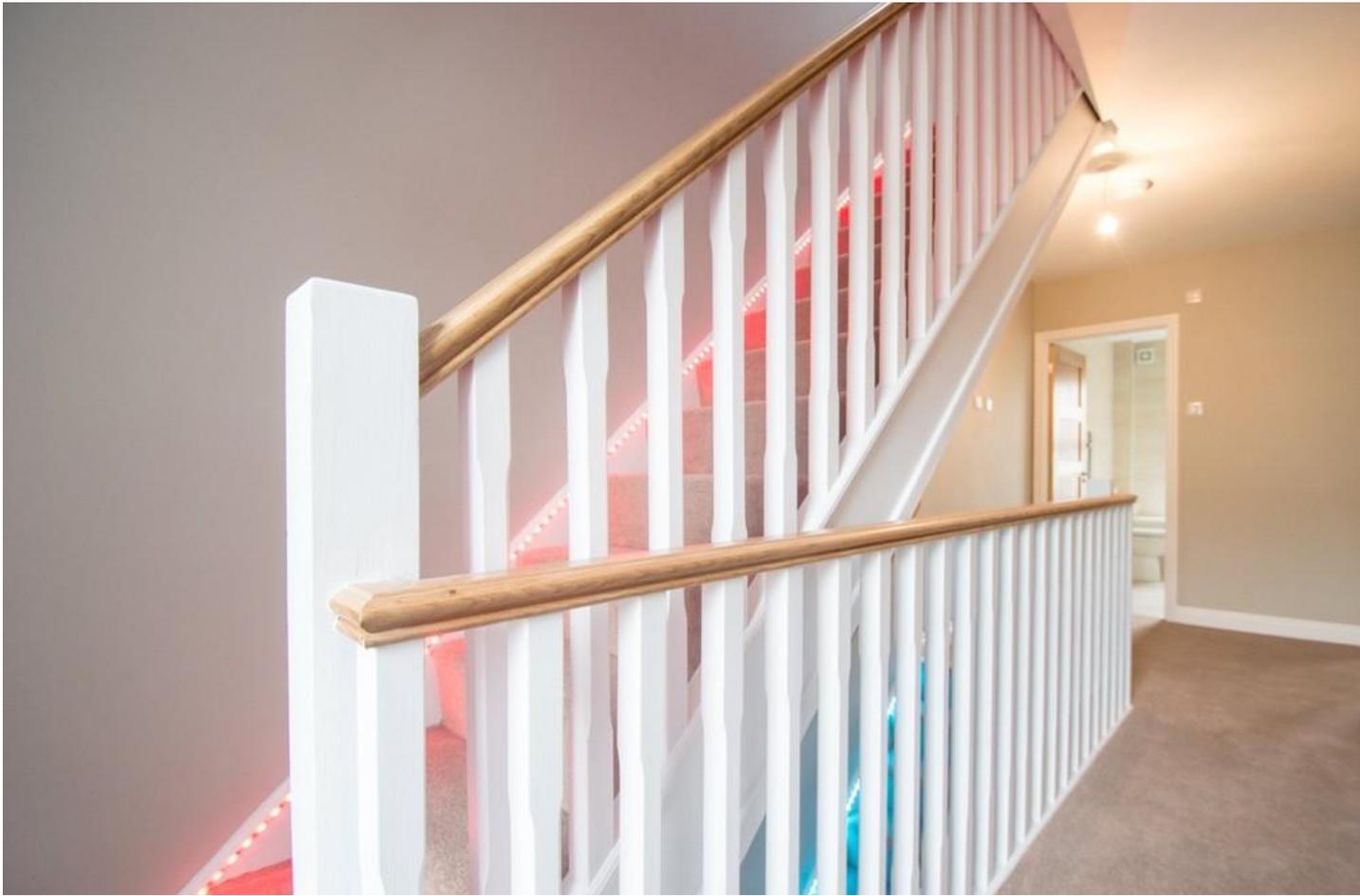
12' 2" x 6' 2" (3.71m x 1.88m) Double glazed window to rear, radiator, 2 TV points. Broadband point.

### SHOWER ROOM

Double glazed obscure window to front. Porcelanosa white suite comprising WC, sink and shower cubicle. Porcelanosa tiled walls and flooring. Towel rail radiator, ceiling spotlights and extractor fan.

### REAR GARDEN

Panel fence surround, laid mainly to decorative stone. Decking area. Patio footpath to garage



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

101 Promenade

Cheltenham

Gloucestershire

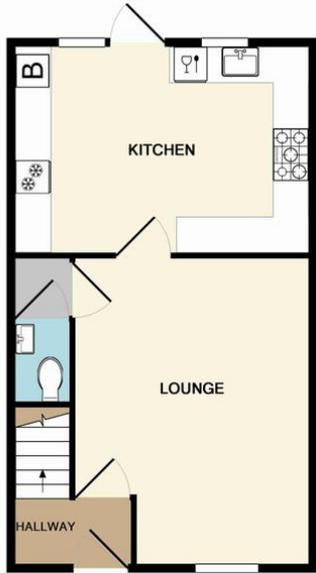
GL50 1NW

[www.elliottoliver.co.uk](http://www.elliottoliver.co.uk)

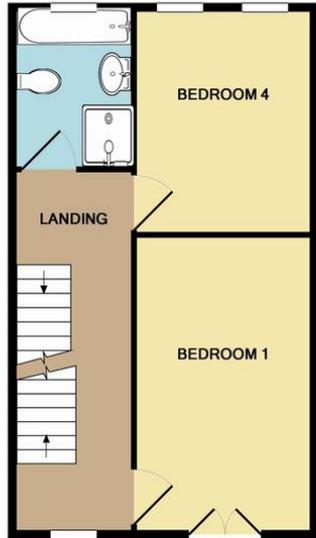
[info@elliottoliver.co.uk](mailto:info@elliottoliver.co.uk)

01242 321091

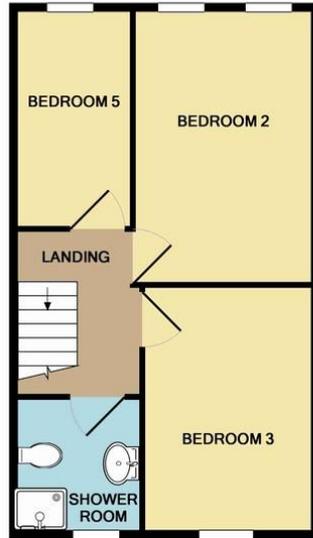




GROUND FLOOR  
APPROX. FLOOR  
AREA 486 SQ.FT.  
(45.1 SQ.M.)

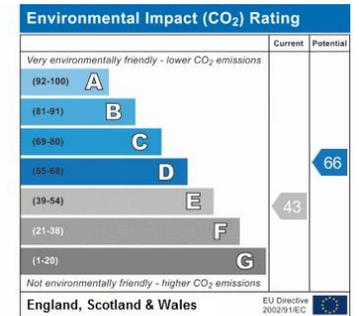
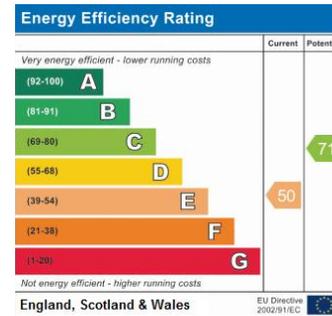


1ST FLOOR  
APPROX. FLOOR  
AREA 487 SQ.FT.  
(45.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 487 SQ.FT.  
(45.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1459 SQ.FT. (135.6 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  
Made with Metropix ©2014



Address:  
Rodney Road  
Reference:  
Rodney Road

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