

Arle Road
Cheltenham GL51 8JX



Arle Road, Cheltenham, GL51 8JX

A well-presented, extended bay fronted house in this popular location that would make an ideal first time buy or family home. The property, which is offered for sale with no onward chain, is located just a short walk from Cheltenham town centre and the train station (both 15 minutes). The accommodation comprises: - Entrance hallway, open plan lounge / diner with patio doors opening onto the garden, a beautiful kitchen / diner / breakfast room that also opens onto the garden. A WC and utility area complete the ground floor. The first floor offers the bedrooms (all with built in wardrobes) and the four piece family bathroom. Externally there is a bloc paved driveway to the front whilst a pleasant private garden is found at the rear.

Bay Fronted Semi Detached House • Three Bedrooms • Lounge / Diner Opening Onto the Garden • Utility Room • Kitchen / Diner • Family Bathroom & Downstairs WC • Driveway Parking • No Onward Chain





HALLWAY

Double glazed obscure door and windows to front. Radiator. Stairs to first floor. Engineered wood flooring. Picture rail.

LOUNGE/DINER

28' 7" x 11' 11" max (8.71m x 3.63m)
Double glazed bay window to front.
Double glazed patio door to rear.
Engineered wood flooring. Feature gas fire. Two radiators. Picture rail.

WC

Window to side. Low level WC and corner wash hand basin. Partially tiled walls. Heated towel rail.

KITCHEN/DINER

23' 1" x 9' 6" max (7.04m x 2.9m) Double glazed windows to both sides and double glazed French doors and windows to rear. Tiled floor with under floor heating. A range of wall and base units with roll edge work surface over. One and a half bowl sink / drainer unit with mixer tap. Integral oven, gas hob, extractor hood, fridge and dishwasher. Radiator.

UTILITY ROOM

10' 7" x 5' 11" (3.23m x 1.8m) UPVC door to front. Double glazed obscure door to rear. Tiled floor. Space for washing machine and tumble dryer.

LANDING

Double glazed obscure window to side. Smoke alarm.

BEDROOM 1

14' 8" x 11' 1" (4.47m x 3.38m) Double glazed bay window to front. Radiator. Picture rail. Feature fireplace. Built in wardrobes.

BEDROOM 2

12' 11" x 11' 1" (3.94m x 3.38m) Double glazed window to rear. Radiator. Picture rail. Feature fireplace. Built in wardrobe. Airing cupboard housing wall mounted boiler.

BEDROOM 3

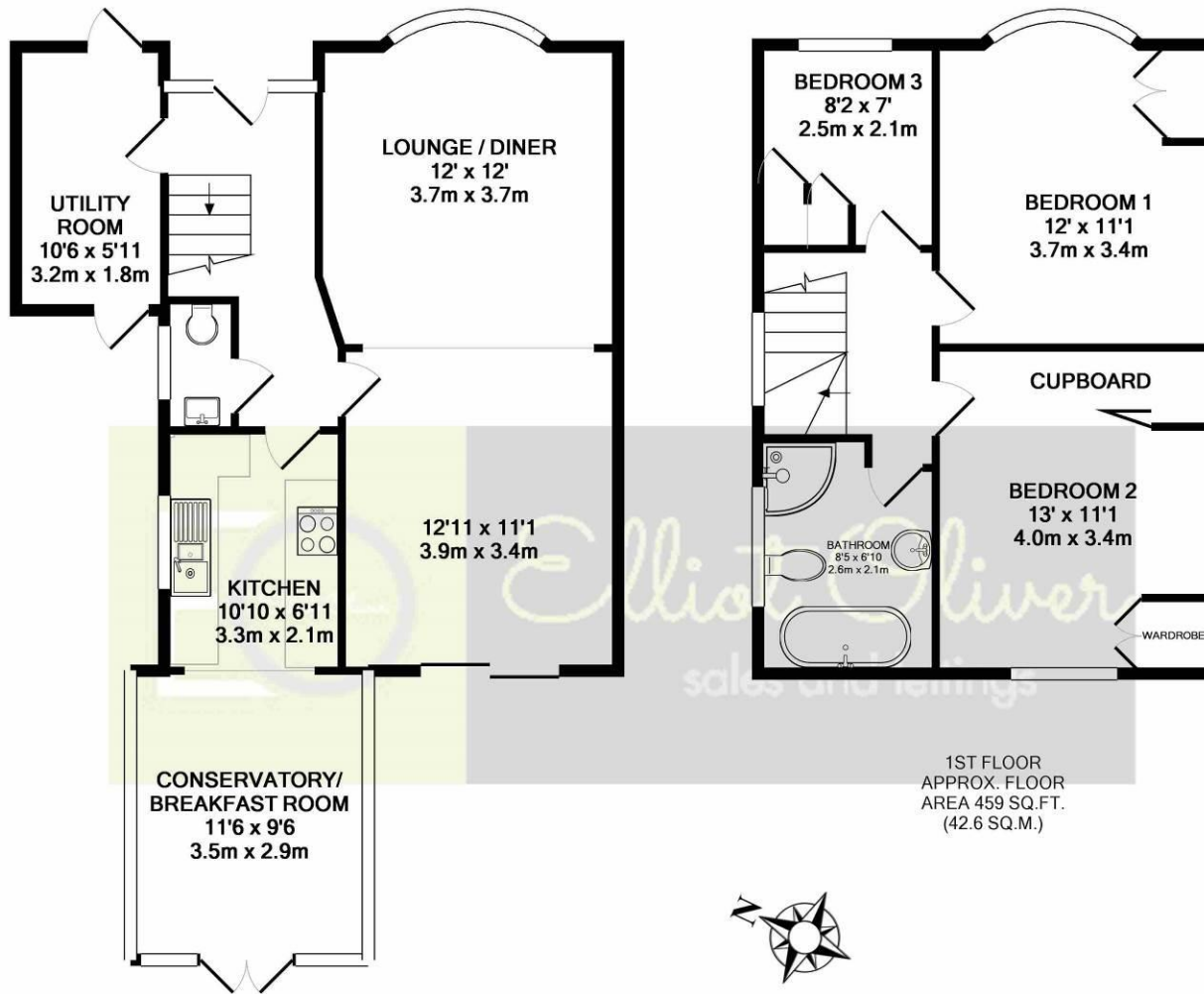
8' 2" x 7' 0" (2.49m x 2.13m) Double glazed window to front. Radiator. Picture rail. Built in wardrobes.

BATHROOM

Two double glazed obscure windows to side. Four piece white bathroom suite comprising :- Bath, low level WC, wash hand basin and corner shower. Tiled floor with under floor heating. Partially tiled walls. Ceiling spotlights. Loft hatch.

OUTSIDE

Bloc paved driveway to front providing parking for up to three vehicles. A mature enclosed garden is found to the rear lined with numerous hedges and trees. The garden is laid mainly to lawn with a decked area leading from the house. A gate leads out to Alstone playing field. A useful summer house is also positioned at the bottom of the garden.

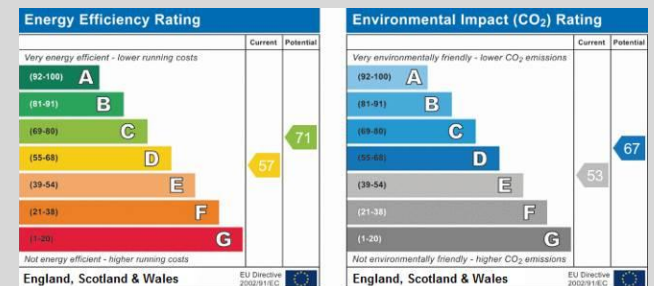


GROUND FLOOR
APPROX. FLOOR
AREA 618 SQ.FT.
(57.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.0 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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OFFICE

101 Promenade,
Cheltenham,
Gloucestershire, GL50
1NW
info@elliottoliver.co.uk