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Surrey Avenue

Cheltenham, GL51 8DF

Asking Price £279,950



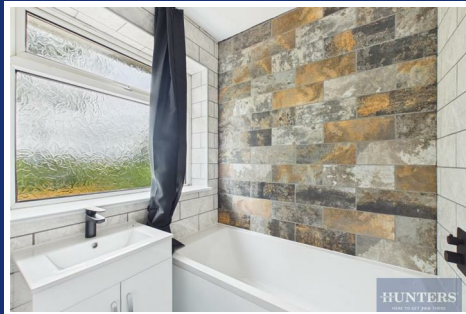
Council Tax: B



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Welcome to Surrey Avenue, a superb three-bedroom semi-detached family home presented for sale in a fully restored condition and will be perfect for any family wanting a low maintenance modernised house, with a large private rear garden.

This fine home offers the following accommodation:

Ground Floor –

The property is entered via a covered canopy style entrance porch leading to the hallway. A large 13' living room occupies the frontage of the property with double doors opening into the dining room which faces the rear. The new fitted kitchen is a very attractive square shape with all new units and worktops.

First Floor –

The largest of the bedrooms enjoys views across the private rear garden with bedrooms two and three facing the rear. Bedroom three is a better than average third bedroom at 9'5". All rooms are serviced by the brand new fully fitted bathroom complete with overhead rain shower.

Outside –

The property is set well back from the road behind its own private fore-garden. A stone chip driveway style hardstanding has been installed with side access to the rear garden.

The garden enjoys a high degree of privacy backing onto the George V playing field and has been lightly refurbished with a stone patio and new close panel boarding to all boundaries. A perfect blank canvass for you to design to your own requirements.

Summary –

This lovely property will make an ideal first buy or an upgrade for a young family, especially with the impressive non overlooked garden. The electrics and central heating have all been upgraded so the buyers will be able to relax and enjoy a life without worry.

Surrey Avenue sits just 15 minutes walking distance from Cheltenham Spa Rail Station (taken from Google maps). Accessibility is superb with easy access to the town centre and the M5 Junction 11.

We recommend this property.

All viewings are by appointment only.

Tel: 01242 528500

- A Refurbished Three Bedroom Semi-Detached House
- New Fitted Bathroom
- New Carpets and Decor
- No Onward Chain
- Council Tax Band B/ Energy Rating(EPC) C
- New Fitted Kitchen
- Re-Wired
- Non-Overlooked Rear Garden
- Non Standard Wimpey No-Fines Construction
- Tenure - Freehold

Living Room

13'0" x 10'7" (3.98 x 3.24)

Dining Room

10'8" x 10'1" (3.27 x 3.08)

Kitchen

10'0" x 10'0" (3.05 x 3.06)

Bathroom

6'11" x 5'4" (2.11 x 1.64)

Bedroom One

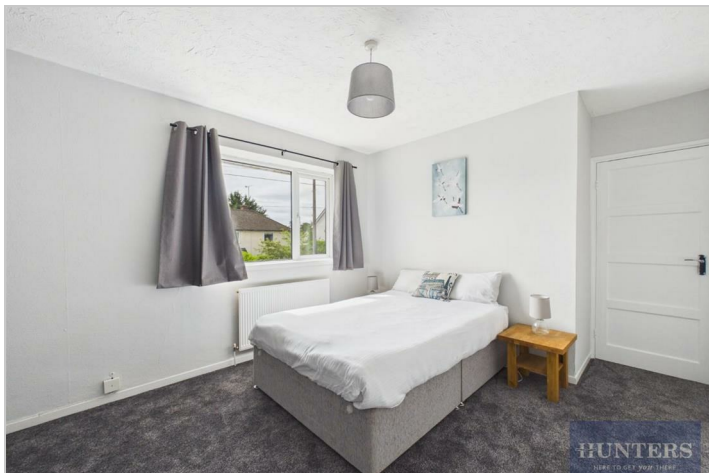
13'9" x 10'3" (4.20 x 3.14)

Bedroom Two

11'5" x 10'7" (3.48 x 3.25)

Bedroom Three

9'5" x 7'7" (2.88 x 2.32)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾
77.9 m²
840 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.