

**62 BURTON STREET
CHELTENHAM
GL50 3NE**

Price £289,950



62 Burton Street, GL50 3NE

Floorplan for
guidance only -
not to scale

Gross internal floor area
c.997 sq ft (92.6 sq mt)





A lovely period end of terrace property linked by a private partially covered entry way which provides excellent storage for bins/cycles etc and adds privacy to the main entrance.

Enter the house via the entrance vestibule and the stairs to the first floor are directly ahead.

The living room is off to the left and has two windows to the front.

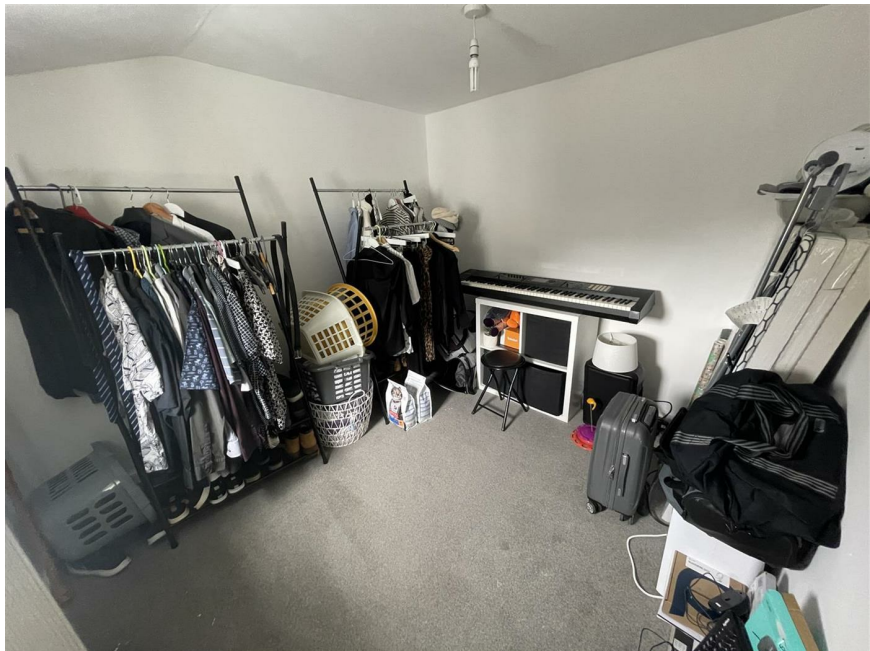
The kitchen/breakfast room has been very well planned and fitted with modern handleless units and incorporate the understairs area, the rear lobby give access to the smart courtyard garden and to the family bathroom which has a separate shower cubicle and bath.

On the first floor there are two double bedrooms of equal size and a third bedroom/study/dressing room/nursery off the rear bedroom.

There is gas central heating, double glazing and we are informed underfloor heating in the bathroom.

Highly recommended for viewing.









Local Authority		Council Tax	
Gloucestershire		Band:	B
		Annual Price:	£1,756
Conservation Area ?		Flood Risk	
Central		Very low	
Floor Area		Plot Size	
796 ft ² / 74 m ²		0.01 Acres	
Mobile Coverage		Broadband	
EE	●	Basic	18 Mbps
Vodafone	●	Superfast	79 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✓		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

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Cheltenham COUNCIL TAX BAND B

Freehold