

# St. Pauls Parade

Cheltenham GL50 4ET



## St. Pauls Parade, Cheltenham, GL50 4ET

End Of Terrace Property • HMO • 5 Bedrooms one with En-Suite • Communal Living Room and Kitchen • Enclosed Rear Garden • No Onward Chain





A period end of terrace property currently being used as an HMO that would make an ideal investment purchase. Currently three of the bedrooms are occupied with two rooms having been recently redecorated and now ready a new tenant.

The accommodation comprises:- Entrance hallway, Living room, Kitchen, One bedroom and a rear hall / store that leads to the garden. There is another bedroom in the basement which is a good size and boasts en-suite. The final three bedrooms and the main bathroom are on the 1st floor. The property has gas central heating, is double glazed and also has an enclosed rear garden.

#### **HALLWAY**

Double glazed obscure door to front. Radiator. Stairs rising to first floor.

#### **LIVING ROOM**

14' 4" x 13' 4" (4.37m x 4.06m) Double glazed window to front. Radiator.

#### **KITCHEN**

9' 0" x 7' 6" (2.74m x 2.29m) Double glazed window to side. A range of wall and base units with roll edge work surface over. Stainless steel sink / drainer unit with mixer tap. Spaces for washing machine, oven and fridge / freezer.

#### **REAR HALL**

Double glazed window to side. Door to garden. Storage cupboard. Wall mounted boiler.

#### **BEDROOM 2**

10' 11" x 13' 5" max (3.33m x 4.09m) Double glazed window to rear. Radiator.

#### **BEDROOM 1**

14' 0" x 13' 6" max (4.27m x 4.11m) Door from hall leading to stairs down. Double glazed window to front. Radiator. En-suite comprising:- shower cubicle, low level WC and wash hand basin.

#### **BATHROOM**

Double glazed obscure window to rear. White four piece bathroom suite comprising :- Shower cubicle, panel bath, low level WC and wash hand basin. Radiator.

#### **BEDROOM 3**

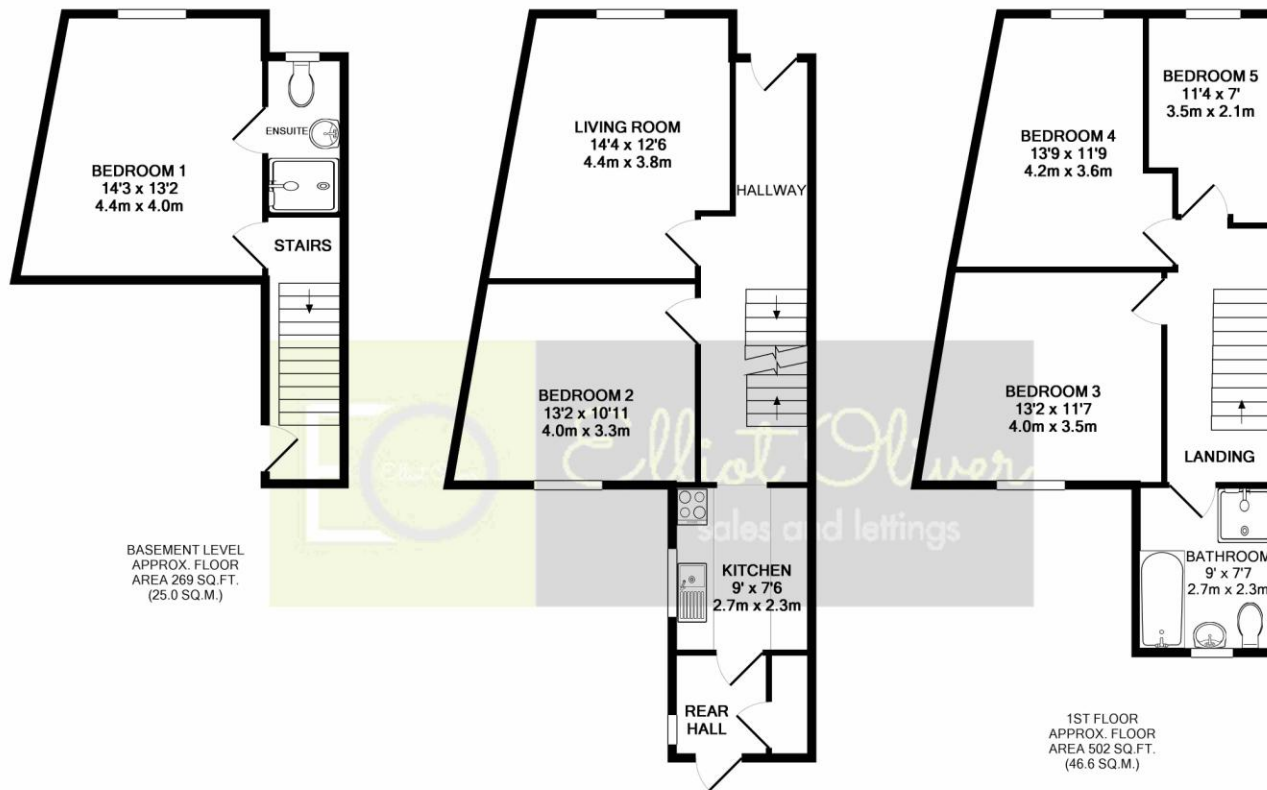
11' 6" x 13' 9" max (3.51m x 4.19m) Double glazed window to rear. Radiator.

#### **BEDROOM 4**

14' 4" x 11' 10" Max (4.37m x 3.61m) Double glazed window to front. Radiator. New carpets and paint.

#### **BEDROOM 5**

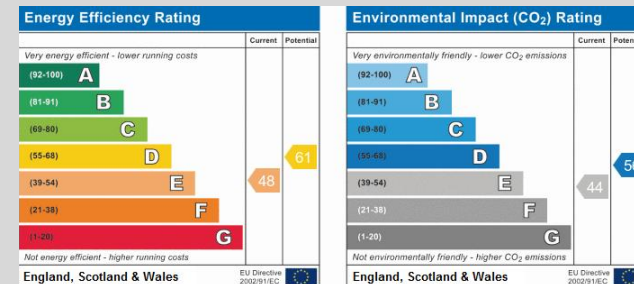
11' 4" x 6' 7" (3.45m x 2.01m) Double glazed window to front. Radiator. Built in cupboard. New carpets and paint.



TOTAL APPROX. FLOOR AREA 1306 SQ.FT. (121.4 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

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