



Eldon Road, Fairview, Cheltenham GL52 6TX

£550,000

DESCRIPTION

This beautifully presented, extended 1930's period home is located within one of Cheltenham's favourite tree lined streets close to Cheltenham Town Centre and areas of outstanding natural beauty. The property offers the perfect mix of generous proportions, character and practical family living space. Accommodation briefly comprises; an entrance hall, round bay fronted sitting room, a large double aspect family room, formal dining room with a square bay windowed and opening in to a fitted kitchen, utility room and cloakroom /WC. The first floor provides a large master suite with portal window and en-suite bathroom, bedrooms two and three and a family bathroom. The loft has been sensitively converted to provide the fourth double bedroom with a square bay window looking out across the tree tops. Outside offers a block paved driveway for three vehicles and landscaped front and rear gardens.

FRONTAGE

Gate to footpath leading to canopied front entrance. Mature beds with flowers, trees and shrubs. External light. Wooden shed. Gated side access to driveway parking.

ENTRANCE HALL

Double glazed leaded light window. Laminate flooring. Radiator. Doors leading to sitting room, dining room and family room. Stairs leading to first floor.

SITTING ROOM

Round bay window with double glazing and part leading. Exposed wooden floor boards. Open fireplace with Sandstone surround and hearth. Picture rail. TV aerial point. Radiator.

FAMILY ROOM

Double glazed part leaded windows with double aspect. Two radiators. Coved ceiling. Dado rail. Wall mounted lighting. TV aerial point. Telephone point.

DINING ROOM

Square bay window with double glazing and double glazed French doors. Exposed wooden floor boards. Picture rail. Radiator Opening to kitchen.

KITCHEN

Double glazed window. Part tiled walls. Laminate flooring. Laminate work surfaces with inset stainless steel one and a half bowl sink unit with mixer tap. High and low level cupboards and drawers, Inset four ring gas hob and fan assisted high level oven and grill. Picture rails. Door to:

UTILITY ROOM

Double glazed window and part double glazed door to rear garden. Radiator. Door to:

CLOAKROOM/WC

Obscure double glazed window. Low flush WC and wash hand basin. Tiled splashbacks. Radiator.

FIRST FLOOR LANDING

Double glazed part leaded window. Doors leading to master suite, bedrooms two and three and family bathroom. Stairs leading to bedroom four.

MASTER SUITE

Two double glazed Velux style windows. Leaded port hole window. Two built-in cupboards. Eaves storage cupboard. Wall mounted lighting. Door to:

EN SUITE BATHROOM

Velux style window. Suite comprising panelled bath with mixer tap/shower attachment, low flush WC and wash hand basin with tiled surround. Radiator.

BEDROOM TWO

Round bay window with double glazing and part leading. 'His and Hers' built-in cupboards. Picture rail. Radiator.

BEDROOM THREE

Square bay window with double glazing. Built-in cupboard. Picture rail. Radiator.

FAMILY BATHROOM

Obscure glazed double window. Victorian style part tiled walls. Victorian tongue & groove panelling. Suite





comprising panelled bath with shower above, low flush WC and wash hand basin. Heated towel rail. Airing cupboard. Picture rail.

BEDROOM FOUR

Square bay window with double glazing. Built-in cupboard. Eaves storage cupboard. Radiator

DRIVEWAY PARKING

Block paved driveway for three vehicles. Gated access to front and rear gardens.

REAR GARDEN

Mainly laid to lawn with raised flower beds and raised patio area External light and water tap.

Enclosed by fencing to side and rear.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band D.

DIRECTIONS

Leave Cheltenham town centre via Hewlett Road and at the mini roundabout take the third exit into the continuation of Hewlett Road. Take the third right into Eldon Road and follow to the end where the property can be found on the corner of Eldon Road and Hales Road.

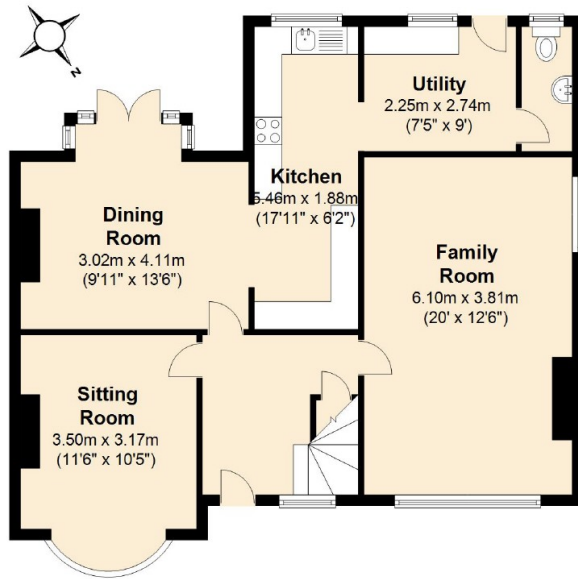
Viewing strictly by appointment through Peter Ball & Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Ground Floor

Approx. 78.2 sq. metres (841.8 sq. feet)



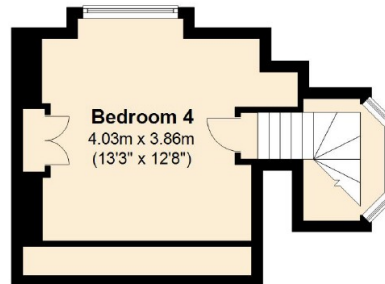
First Floor

Approx. 76.4 sq. metres (822.0 sq. feet)



Second Floor

Approx. 22.4 sq. metres (240.9 sq. feet)



Total area: approx. 177.2 sq. metres (1906.9 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.

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