

**ON HOLD**



**Alstone Lane, Cheltenham**  
**Asking Price Of £315,000**

  
**MARTIN&CO**

## Alstone Lane, Cheltenham

Asking Price Of £315,000

- Four Bedrooms
- Driveway Parking
- Enclosed Garden
- Gas Central Heating
- Kitchen Diner

**VIEW OUR 3D VIRTUAL TOUR: A four bedroom 3 storey town house benefiting from 2 bathrooms, fully fitted kitchen / breakfast room, off-road parking for 2 cars and an enclosed courtyard garden.**



This 4-bedroom three storey property situated just to the west of the town centre in Arle, offers fantastic accommodation.

The property is set just off Gloucester Road up from the train station and just over a mile from GCHQ. The main entrance door opens to a hallway with access to the living room, the kitchen and the stairs.

The kitchen has a range of fitted units concealing some appliances which include a washing machine, tumble dryer, dishwasher, fridge, freezer, oven and hob with extractor hood. There is also a dining area in the kitchen.

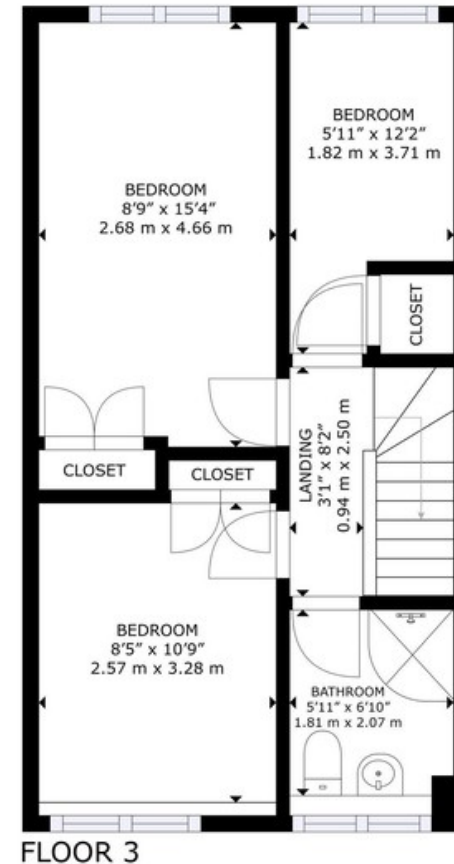
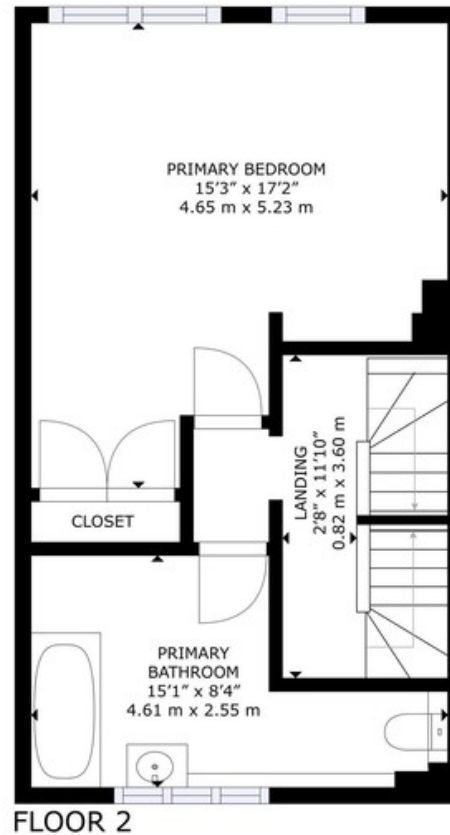
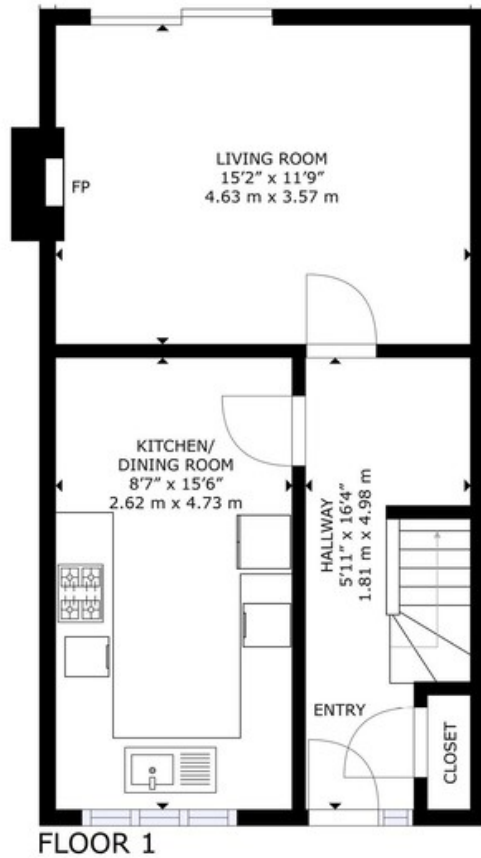
On the first floor there is the large master bedroom with built in wardrobes and a family bathroom. On the second floor there are two further double bedrooms, again both with fitted wardrobes, plus a single bedroom/study again with built in wardrobe. Plus there is a shower room on this floor.

Outside, there is an enclosed paved garden area to the rear - ideal for barbeques. plus to the front a hard standing driveway giving parking for two cars.



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





GROSS INTERNAL AREA  
FLOOR 1: 426 sq. ft, 40 m<sup>2</sup>, FLOOR 2: 418 sq. ft, 39 m<sup>2</sup>,  
FLOOR 3: 428 sq. ft, 40 m<sup>2</sup>  
TOTAL: 1,272 sq. ft, 119 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Cheltenham Office

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