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4 Elm Street Tewkesbury Road, Cheltenham GL51 9DD

- A Roomy, Well Presented Ground Floor Flat
- 15' Sitting Room w. Focal Point Fireplace
- Situated Close to Town & Tesco Superstore
- 12' Fitted Kitchen with Some Appliances
- Makes an Ideal 'Buy to Let' or First Purchase
- Sizeable c. 11'5 x 11'2 Double Bedroom
- Well Managed Block (Chelt Borough Homes)
- Modern Double Glazing & Gas C. Heating

£105,000

A Roomy & Well Presented One Bedroom Flat, Handily Situated just off The Tewkesbury Road close to Tesco Super Store etc... / Ideal FTB or B.T Let Opportunity...

Entrance Hall w. Storage, 15' Sitting Room w. fireplace, Sep. 12' Kitchen/ Dining Room w. Oven & Hob, Generous 11' Double Bedroom & Bathroom Suite with Shower...

Also handy built-in Storage Shed, Private Garden Shed and access to Communal Garden.



Entrance Area

Covered entrance with door to built-in storage and modern panelled front door to...

Entrance Hall

Oak effect flooring, pendant light point, power point. Wall mounted intercom access phone. Door to built-in storage and airing cupboard. Cupboard housing electric consumer unit. Panelled doors to all other rooms.

Sitting Room

14' 9" x 11' 2" (4.49m x 3.40m)

Oak effect flooring, focal point timber surround fireplace with marble back, hearth and inset coal effect fire. Pendant light point, power points, TV point, double panel radiator, side aspect double glazed window. Door to double bedroom.

Kitchen/ Dining Room

11' 10" x 6' 9" (3.60m x 2.06m)

Modern range of white eye, base and drawer units with granite effect work surfaces and tile splash-back areas. Inset stainless steel sink and drainer with mono tap. Built-in oven, hob and extractor hood. Plumbing and space for washing machine and space for full height fridge freezer. Mosaic ceramic flooring, rack of ceiling spotlights, wall mounted 'Worcester' branded boiler and front aspect double glazed window.

Double Bedroom

11' 5" x 11' 2" (3.48m x 3.40m)

Side aspect double glazed window, oak effect flooring, power points, radiator, pendant light point.

Bathroom

6' 5" x 5' 7" (1.95m x 1.70m)

Panelled bath with mixer shower system and folding glass shower screen. Pedestal wash basin, low flush WC, tile splash-back areas, chrome ladder style heated towel rail, wall mounted fan heater. Opaque rear aspect double glazed window.

Communal Garden & Shed

Central, secure communal lawn garden with access to further private, lockable shed/ storage.

Tenure

Leasehold with c. 91 years left unexpired.

Freeholder

Cheltenham Borough Homes

Service Charge inc. Buildings Insurance

Approx. £70 PCM.

Services & Council Tax

All Mains Connections / Council Tax Band 'A'

Viewings

By prior Appointment via Sam Ray Property.

