

BURNHAM, ELDON AVENUE,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 6TZ

 Charles Lear





## BURNHAM, ELDON AVENUE

Standing in a peaceful residential cul-de-sac of similar homes is this imposing semi-detached property, beautifully presented and benefitting from a super open plan kitchen/dining/sitting room, second cosy sitting room, a utility/cloak room, three bedrooms and two contemporary bath/shower rooms whilst at the rear there is a very pretty, westerly facing garden.

- Sought after location close to the town centre
- Wide reception hall with an attractive herringbone wood block floor laid by Broadleaf Montpellier with a very useful utility/cloakroom off
- Spacious sitting room with a wide bay window fitted with plantation shutters
- Superb open plan kitchen/dining/sitting room spanning the rear of the property with doors to a lovely low maintenance westerly facing garden
- Three generous bedrooms and two contemporary bath/shower rooms which includes the principal bedroom suite
- Off road parking for three vehicles, electric charging point and a half garage ideal for storage

Peacefully tucked away forming part of a leafy established cul-de-sac and located within a twenty minute walk of the town's Promenade is this impressive semi-detached property originally dating from the 1930s which has been significantly updated by the present owners. At the front of the property there is a drive providing off road parking for three cars and at the rear, a mature westerly facing garden. Internally the property is beautifully presented with an inviting sitting room, an open plan kitchen/dining/sitting room, cloaks/utility room, three bedrooms and two contemporary bath/shower rooms.







### SITUATION

Eldon Avenue is a small peaceful cul-de-sac of 1930's dwellings conveniently located off Eldon Road. Within a short walk there are two highly respected primary schools, Holy Apostles and Berkhamstead and a number of day to day amenities on Hewlett Road including a Co-operative supermarket, cafes, barbers and a Pilates studio whilst the High Street, Promenade and Montpellier are within a twenty minute walk offering a much greater range of facilities. Cheltenham is renowned for its classic Regency architecture, a fine example being Pittville Pump Rooms which adjoins Pittville Park, Cheltenham's largest open green space which is also within a ten minute walk.

### GENERAL INFORMATION

Services:  
Mains water, electricity, gas and drainage are connected to the property.

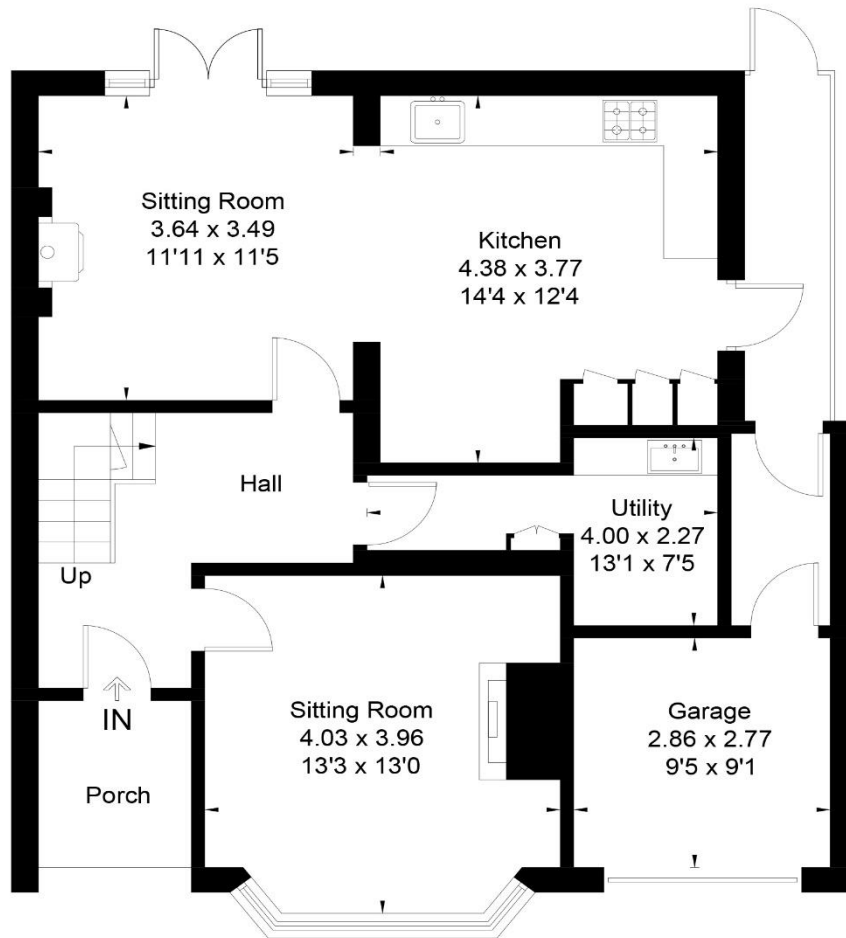
Local Authority:  
Cheltenham Borough Council: 01242 262626.  
Council Tax Band: (E) - £2,622.38 (2024/2025).  
EPC Rating: D

### VIEWINGS

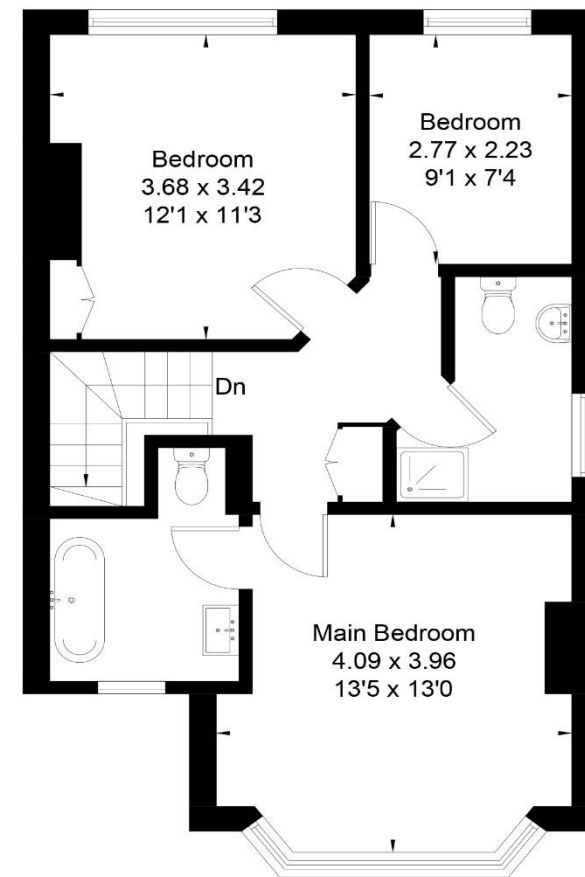
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Floor Area = 114.8 sq m / 1236 sq ft  
 Garage = 10.5 sq m / 113 sq ft  
 Total = 125.3 sq m / 1349 sq ft



**Ground Floor**



**First Floor**



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70147