



34 Hanover Street

, Cheltenham, GL50 4HJ

£265,000



We are delighted to bring to the market this fully renovated two-bedroom terrace home, ideally located on the outskirts of Cheltenham's city centre. Offering a turn-key opportunity, this stunning property is perfectly suited for first-time buyers or professionals looking for stylish, low-maintenance living.

The living accommodation has been altered & now comprises of: Entrance hallway, bathroom, OPEN PLAN Kitchen/Diner, lounge & utility. Upstairs are two double bedrooms with en-suite to master. Further benefits include a new central heating system, access to a basement & enclosed & private garden.



Entrance Hallway 13'11 x 3'1 (4.24m x 0.94m)

Approached via Upvc double glazed front door, radiator, laminate flooring, stairs to first floor, door leading to basement & door to:

Kitchen/Diner 13'10 x 10'0 (4.22m x 3.05m)

Upvc double glazed door to rear, eye & base level units with roll edge work tops, electric oven with induction hob, space for appliances, laminate flooring, radiator, doors to both utility & bathroom. Opening to:

Lounge 10'9 x 10'4 (3.28m x 3.15m)

Upvc double glazed windows to front, radiator, power points, television point, newly fitted carpet.

Utility Room 7'4 x 5'0 (2.24m x 1.52m)

Upvc double glazed window to rear, eye & base level units with roll edge work tops, sink/drain, laminate flooring, plumbing & space for washing machine & dishwasher.

Bathroom 6'9 x 4'9 (2.06m x 1.45m)

Upvc frosted double glazed window to rear, panelled bath, low level wc & pedestal wash hand basin, heated towel rail.

First Floor Landing

Access to loft via hatch, doors to both bedrooms.

Bedroom 1 12'10 x 10'1 (3.91m x 3.07m)

Upvc double glazed window to rear, radiator, power points, storage cupboard, door to:

En-Suite 7'0 x 4'11 (2.13m x 1.50m)

Upvc frosted double glazed window to side, walk in shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, laminate flooring.

Bedroom 2 11'0 x 14'1 (3.35m x 4.29m)

Upvc double glazed windows to front, radiator, power points.

Rear Garden

An enclosed & privately paved area, cold water tap.

Tenure

Freehold.

Services

Mains water, electricity & drainage.

Local Authority

Cheltenham Borough Council- Band B

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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