



46 Merestone Drive, The Park, Cheltenham GL50 2SS

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An extended family house, coming to the for the first time in 48 years, offering a great deal of potential located in a sought after residential district. Briefly comprising, entrance hall, two/three reception rooms, fitted kitchen, three/four bedrooms, shower/cloakroom and bathroom. 31' tandem garage & large south west facing rear garden.





An established detached family house located at the head of a cul-de-sac within this popular residential area, close to facilities.

This family home offers great potential standing on a good sized plot with a large (c.88'x64') south west facing rear garden. This house is coming to the market for the first time in some 48 years and provides the opportunity for improvement and enlargement to create a amazing family home, as many other owners have within the area.

The property has been extended to the ground floor and comprises of an entrance hall with cloak/shower room off, a double aspect sitting room, fitted kitchen, dining room and an additional occasional bedroom / reception room. Upstairs is a wide landing, three bedrooms (two with fitted wardrobes and a bathroom with a white suite). Outside, the mature rear garden has a high degree of privacy with lawn, shrubs and trees and to the front of the property is a double tandem garage.

The property is heated by a gas fired system to radiators and features double glazed windows.

Properties offering this kind of potential within this popular residential area rarely come available.



General

Services: All mains services are believed to be connected.

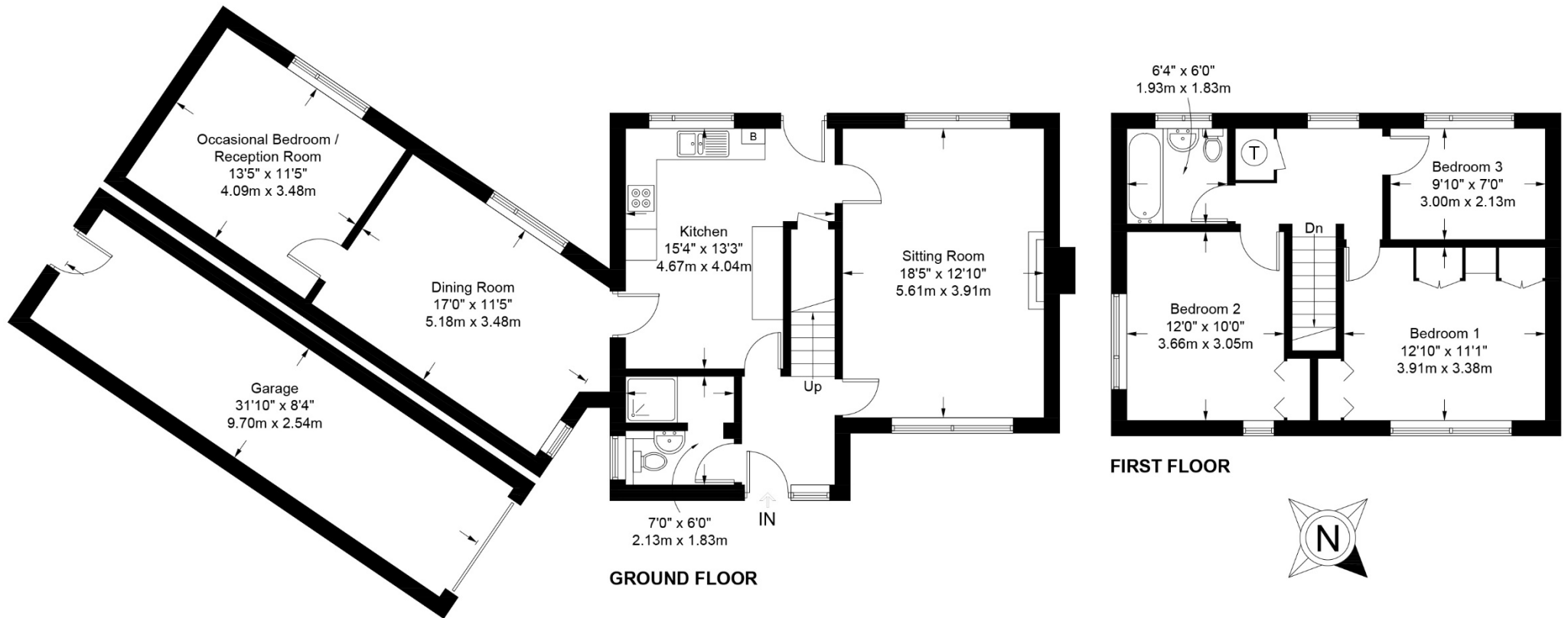
Local Authority: Cheltenham Borough Council.

Council Tax: Band E.

EPC: D (66/78)

Parking: A driveway gives access to a double tandem garage.

Title Number: GR49454



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 Approximate Gross Internal Area 1408 sq ft / 130.8 sq m plus Garage 265 sq ft / 24.6 sq m

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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