



**62 Salisbury Avenue, Cheltenham GL51 3BU**

**£330,000**



## 62 Salisbury Avenue, Cheltenham GL51 3BU

• Located in the heart of Warden Hill close to local amenities and bus routes • Light and airy accommodation • Recently re fitted kitchen and bathroom • Good sized living/dining room with patio doors leading out into the garden • Two double bedrooms • Driveway to the front with off road parking • Good sized rear garden which offers a blank canvas • Gas central heating and double glazing • Cheltenham Borough Council- Tax Band C - £1,930.73 per annum 2024/25 • EPC rating E53



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### Entrance hall

Two storage cupboards, doors to all rooms except the kitchen, loft access via a hatch which is boarded with a light, and an integrated ladder.

### Bathroom

Double-glazed obscure window to side elevation, bath with shower over, vanity wash hand basin with mixer tap, WC, radiator, tiled splash backs, vinyl flooring.

### Bedroom One

Double-glazed bay window to front elevation, radiator, built-in wardrobes.

### Bedroom Two

Double-glazed window to front elevation, radiator.

### Living/Dining room

Double-glazed patio doors to rear elevation, two radiators, door to;

### Kitchen

Double-glazed windows to both side and rear elevations, double-glazed door to side elevation, a range of modern matching wall and base high gloss units with wooden effect laminate work surface over, inset one bowl stainless steel sink with drainer unit, space for freestanding cooker with fitted stainless steel extractor hood, space and plumbing for washing machine, space and plumbing for under counter fridge and freezer, metro tiled splash backs, laminate flooring, inset ceiling spotlights.

### Outside

To the front of the property are metal railings enclosing the driveway, allowing off-road parking for several vehicles, with wooden gated side access leading to the garden. The rear garden is fully enclosed and is mainly laid to lawn with mature shrub borders and a wooden shed.

### Location

Located on Salisbury Avenue, a popular road within Warden Hill. Excellent local amenities including shops, a post office, and well-respected primary and secondary schools are nearby. There are regular bus services to both Cheltenham, The Railway Station, Gloucester, and Stroud.

### Material Information

Tenure: Freehold.

Council Tax Band: Tax Band C

Local Authority and Rates: Cheltenham Borough Council; £1,930.73 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

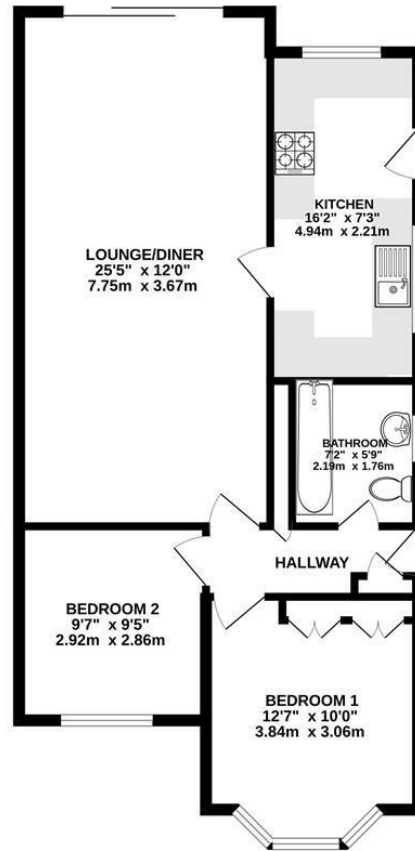
Heating: Gas central heating

Broadband speed: Standard 3 Mbps, Superfast 134 Mbps, Ultrafast 1000 Mbps.

Mobile phone coverage: Three, 02 and Vodafone



GROUND FLOOR  
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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