



**23 Azalea Drive, Cheltenham GL51 3EA**  
**£275,000**



## 23 Azalea Drive, Cheltenham GL51 3EA

• Chain free • Modern kitchen and bathroom • Enclosed and low maintenance rear garden • Well presented throughout • Recently redecorated throughout including new flooring • Allocated off road parking for two cars • Gas central heating and double glazing • Potential rental income of £1100.00 PCM • Cheltenham Borough Council Tax band B - £1,832.66 (2024/2025) • EPC rating C77



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**£275,000**

### Entrance Hall

Laminate flooring, radiator, door to living room, archway to;

### Kitchen

A range of matching base and wall units with work surface over, inset one bowl stainless steel sink, space for washing machine and fridge/freezer, built in electric oven with gas hob and extractor hood over. Wall mounted gas combi boiler, window to front elevation, under counter lighting, laminate flooring.

### Living/Dining Room

Two radiators, patio doors to garden, stairs to first floor, laminate flooring.

### On the first floor

#### Landing

Doors to both bedrooms and bathroom, access to loft via hatch which is fully boarded with a light.

#### Bedroom One

Built in double wardrobe, radiator, window to rear elevation.

#### Bedroom Two

Built in single wardrobe, built in storage cupboard with shelving, radiator, window to front elevation.

#### Bathroom

P shaped panelled bath with shower over, WC, wash hand basin, laminate flooring and part tiled walls,

radiator, extractor fan, obscure window to front elevation.

### Outside

To the side of the property underneath an archway, there are two tandem allocated parking spaces. There is gated side access leading to the rear garden.

To the rear of the property, there is a low-maintenance garden that comprises a wooden decking seating area, patio areas, and an area of lawn with flower bed borders.

### Location

The property is located in Up Hatherley, which is popular for its excellent school catchments and superb amenities which include a supermarket, doctor's surgery, community centre, bus services, and access to the M5 motorway network.

### Material Information

Tenure: Freehold.

Council Tax Band: Tax Band B

Local Authority and Rates: Cheltenham Borough Council; £1,679.14 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

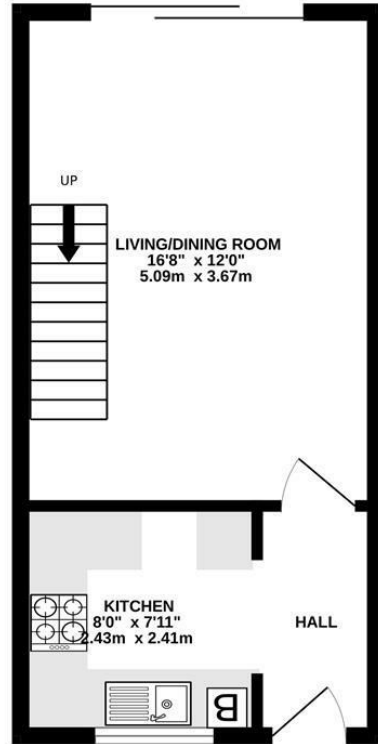
Heating: Gas central heating

Broadband speed: Basic 14 mb, Superfast 79 mb, Ultrafast 9000 mb.

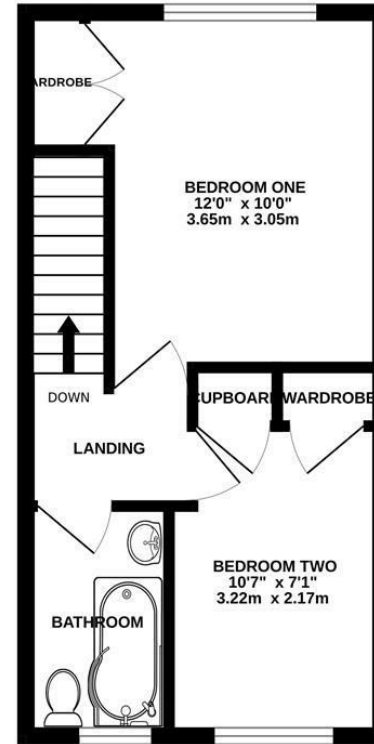
Mobile phone coverage: Three, O2 and Vodafone



GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

