



**87 Unwin Road, Cheltenham GL51 6TN**

**£280,000**



## 87 Unwin Road, Cheltenham GL51 6TN

• Chain free • Close to fantastic transport link, amenities and schools • Three good sized bedrooms • Newly fitted shower room • Enclosed and private rear garden • Garage with off road parking • Potential rental income of £1,350 PCM • Gas central heating and double glazing • Cheltenham Borough Council - Tax Band C- £1,907.18 per annum (2024/2025) • EPC rating D57

**£280,000**



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### Entrance Hall

Stairs to the first floor, radiator, and storage cupboards.

### WC

Double glazed obscure window to front elevation, WC, wash hand basin.

### Kitchen/Diner

Double glazed window to front elevation, a range of matching wall and base units with laminate work surface over, inset 1 1/2 bowl sink with drainer unit, integrated four ring gas hob and electric oven with extractor hood over, space and plumbing for dishwasher, washing machine and fridge freezer, tiled splash backs, radiator.

### Living Room

Double glazed window and door to rear elevation, radiator, electric fire, door leading to;

### Lobby

Door to a large storage cupboard which has power, lighting, and wall-mounted boiler.

### On the first floor

### Landing

Access to loft via hatch which is boarded with a light, airing cupboard, and further storage cupboard.

### Bedroom One

Double-glazed window to rear elevation, radiator.

### Bedroom Two

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

### Bedroom Three

Double-glazed window to rear elevation, radiator.

### Shower Room

Double-glazed obscure window to front elevation, walk-in shower cubicle, vanity wash hand basin with mixer tap, WC, laminate flooring, tiled splash backs.

### Outside

To the front of the property, there is access to the garage with an off-road parking space to the front. There is also a further parking space and gated side access to the garden. To the rear of the property, there is a private and enclosed garden which is laid to lawn with patio seating areas and mature trees and shrub borders. There is also a secondary gate providing side access.

### Garage

18'7" x 8'2" (5.68 x 2.50)

Side pedestrian door, up and over door to the front, power and light.

### Location

The Reddings area of Cheltenham is within easy access to schools and is in the Bournside and Chosen Hill catchment. Local shopping facilities include a corner shop and Asda store. The main A40 provides good access to Cheltenham and Gloucester and the bus route to both centres is close by, as is Junction 11 of the M5 motorway and GCHQ.

### Material Information

Tenure - Freehold

Council Tax Band C

Cheltenham Borough Council - £1,907.18 per annum 2024/25

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

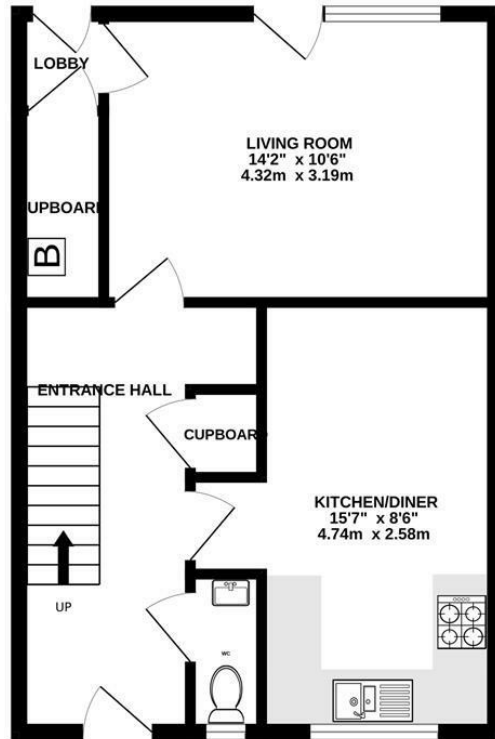
Heating: Gas central heating

Broadband speed: Standard 4 Mbps, Superfast 41 Mbps, Ultrafast 1000 Mbps

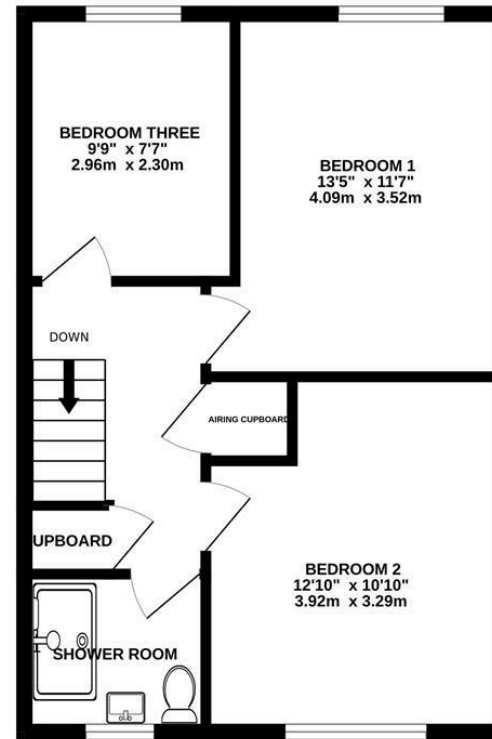
Mobile phone coverage: Vodafone (Limited), Three (Limited) and O2 (Limited).



GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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.

