



85 Orchard Avenue, Cheltenham GL51 7LG

£175,000



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• Ground floor maisonette with private garden • Laminate flooring • Garage with power and lighting • Living/dining room with direct garden access • Off road parking for two cars • Gas central heating

£175,000

Entrance Hall

Doors to all accommodation, storage cupboard, and laminate flooring.

Kitchen

Double-glazed window to the rear elevation, laminate flooring, A range of base and wall units with work surface over and inset sink, space for a fridge freezer and washing machine, integrated electric hob and oven.

Living/dining room

Double-glazed patio doors to the garden, radiator, and laminate flooring.

Bedroom One

Radiator, double-glazed bay window to the front elevation.

Bedroom Two

Double-glazed window to the front elevation, and radiator.

Bathroom

Frosted window to the side elevation, panelled bath with shower over, WC, wash hand basin.

Outside Store

Outside store with power and wall-mounted boiler.

Outside

To the front of the property, is off-road parking for two cars, and gated side access which leads you to a single garage with power and lighting. To the rear of the property, you have a good-sized private garden with a patio and lawn with shrub borders giving side access to the garage.

Location

The property is located on the outskirts of Cheltenham with local shops, bus services, and good access to the M5 northbound & Cheltenham Town Centre. There are local schools both primary and secondary and an out-of-town shopping centre including Aldi, Sainsburys, and Gallagher Retail Park.

Material Information

Tenure: Leasehold

Annual Ground Rent: Peppercom

Lease length: 930 years remaining

Council Tax band: A

Local authority and rates: Cheltenham Borough Council - £1,430.39 per annum (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central heating.



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

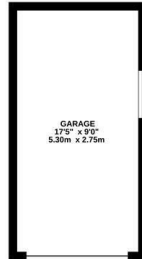
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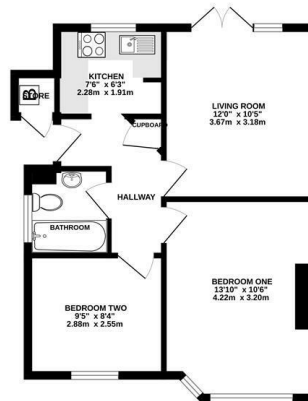


GARAGE
157 sq ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq ft. (58.9 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, levels, rooms and any other space are approximate and not guaranteed. Unless the area and/or volume of the building is to be used for valuation or other purposes, the floorplan is provided for information purposes only. The services, systems and appliances shown have not been tested and no guarantee is to be given as to their operation or efficiency at any time.
 Note: Not to scale. 1:500

GROUND FLOOR
477 sq ft. (44.3 sq.m.) approx.



Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

