30 Beaumont Drive , Cheltenham, GL51 0LF

Asking price

Find Property Solutions Welcome you to Beaumont Drive - a charming cul-de-sac location that could be the perfect setting for your next home! This extended family house boasts 3 bedrooms, ideal for a growing family or those looking for extra space.

As you step inside, you'll be greeted by a beautifully re-fitted kitchen and bathroom, adding a touch of modern elegance to the property. The 1,249 sq ft of living space includes 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones.

One of the standout features of this property is its proximity to local schools, making the morning school run a breeze. Whether you're taking the next step on the property ladder or looking for your first home, this house offers the perfect blend of comfort and convenience.

Don't miss out on the opportunity to make this house your home - schedule a viewing today and envision the possibilities that await you at Beaumont Drive!
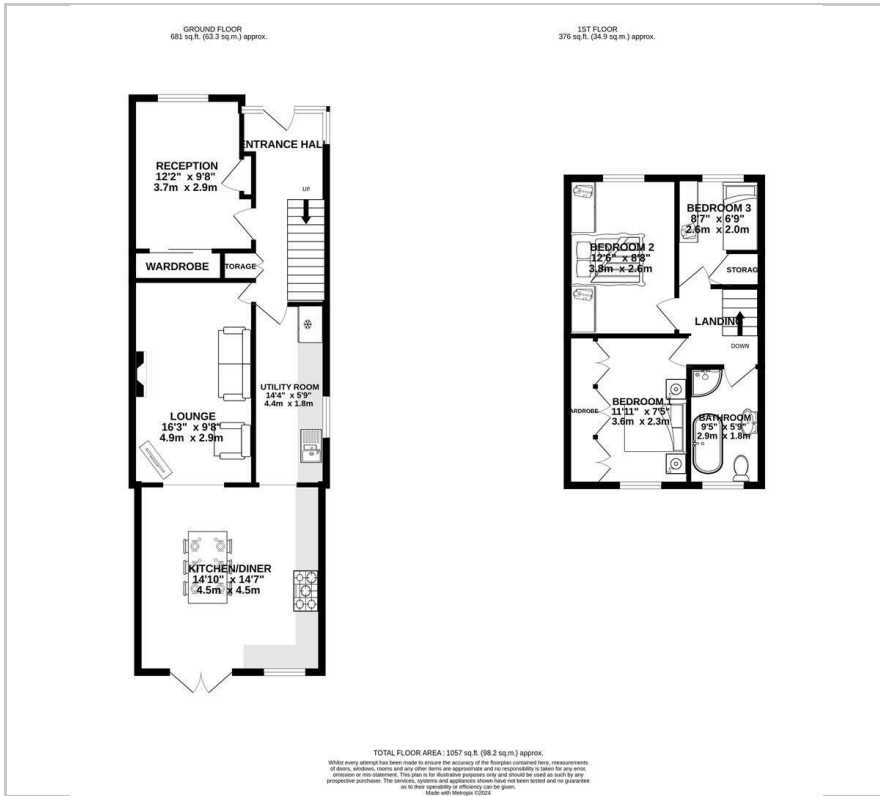
- Extended Family Home
- Cul-de-sac Location
- Re-fitted Kitchen
- Re-fitted FOUR piece Bathroom suite
- Enclosed Rear Garden
- Garage Conversion Offering potential for a 4th Bedroom
- Utility Room
- Built in Wardrobes to Three bedrooms

Viewing

Please contact our Find Property Solutions Office on 01452929995 if you wish to arrange a viewing appointment for this property or require further information.
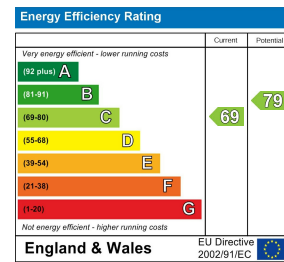
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Floor Plan

Area Map

Floor Plan

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.

ENTRANCE HALL

RECEPTION
12'2" x 9'8"
3.7m x 2.9m

UP

WARDROBE | STORAGE

BEDROOM 3
8'7" x 6'9"
2.6m x 2.0m

BEDROOM 2
12'6" x 8'8"
3.8m x 2.6m

STORAGE

LANDING

DOWN

UTILITY ROOM
14'4" x 5'9"
4.4m x 1.8m

LOUNGE
16'3" x 9'8"
4.9m x 2.9m

WARDROBE

BEDROOM 1
11'11" x 7'5"
3.6m x 2.3m

BATHROOM
9'5" x 5'9"
2.9m x 1.8m

KITCHEN/DINER
14'10" x 14'7"
4.5m x 4.5m

TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

Current 69
Potential 79

England & Wales

EU Directive
2002/91/EC

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