



HARRISON
Sales &
Lettings
HARDIE

Eagle Drive, Upper Rissington
Cheltenham



This three bedroom, semi-detached house situated in the quiet cul-de-sac of Eagle Drive in Upper Rissington, is being offered in the first instance to investors only as the property is currently tenanted.

Through the front door, there is a hallway, with access to the downstairs WC to the right, and through the door straight ahead, you are welcomed by a cosy living room, which continues into the bright and modern kitchen with dining area. The kitchen benefits from integrated appliances; oven with a gas hob, an integrated fridge/freezer and dishwasher; and double patio doors that lead out onto the rear garden.

Upstairs is the principle bedroom with a built in wardrobe and en suite shower room, one further double bedroom, plus a single bedroom and family bathroom.

Externally, there is a well maintained rear garden with decking area and shed, as well as, a single garage and driveway, which provides parking for up to two cars.

The property is currently tenanted and is being offered in the first instance to investors only. The current tenant is paying £1,440pcm and pays on a monthly basis. For those that aren't interested in taking on the tenant, please contact us to provide your details, should anything change in the future.

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

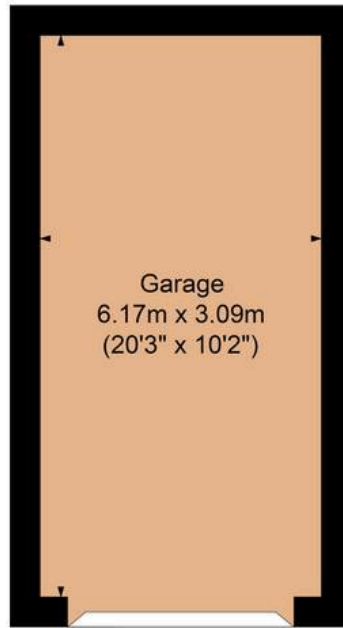
What3Words: chief.twists.shifts

We understand the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

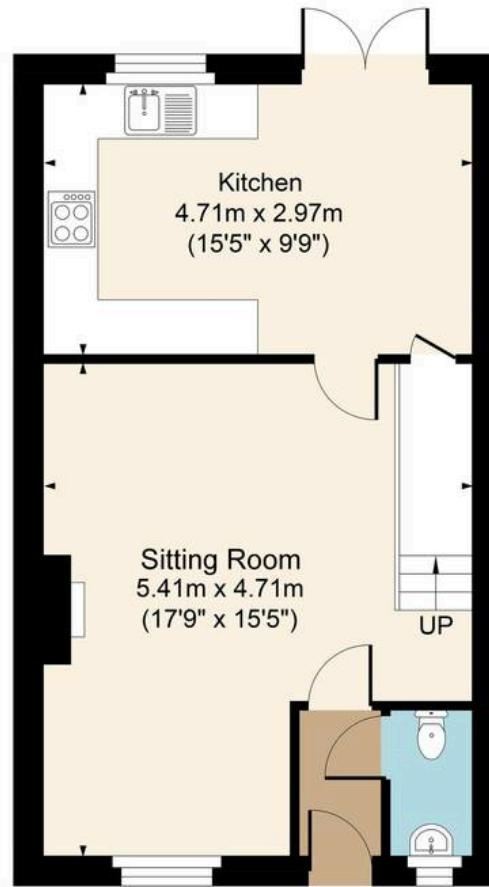




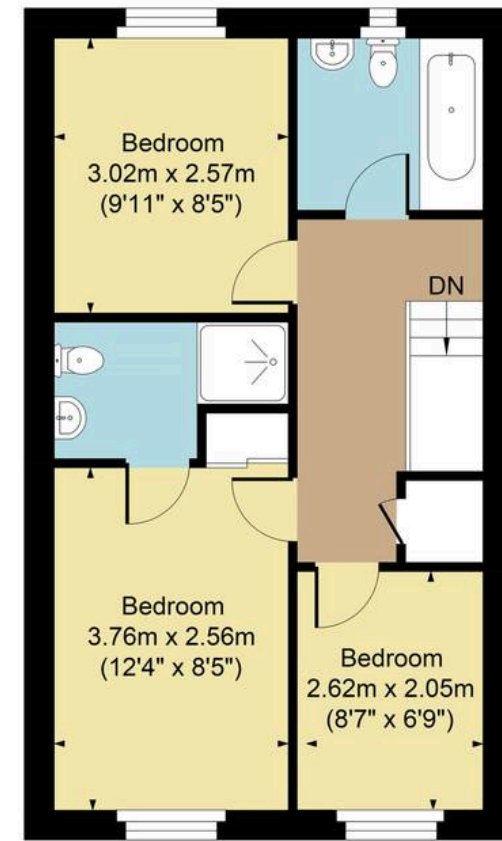
Main House Approx. Gross Internal Area:- 79.88 sq.m. 860 sq.ft.
 Garage Approx. Gross Area:- 18.98 sq.m. 204 sq.ft.
 Total Approx. Gross Area:- 98.86 sq.m. 1064 sq.ft.



Garage



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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