

# CR COOK Residential

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www.cookresidential.co.uk



- CORNER PLOT
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- GARAGE & DRIVEWAY
- FLEXIBLE GARDEN OFFICE/ BEAUTY ROOM
- POTENTIAL FOR MODERNISATION
- GAS CENTRAL HEATING & DOUBLE GLAZING

Guide Price £250,000

**Severn Road  
Cheltenham  
GL52 5PX**

# Severn Road, Cheltenham, GL52 5PX

Cook Residential are pleased to bring to the market this delightful three-bedroom family home, situated on a corner plot and benefitting from no onward chain.

Approaching the property, it benefits from being on a corner plot and access to a private driveway and a garage, which can be used as extra storage or parking.

As you enter the property, the hallway gives you access to the downstairs WC, spacious living room, kitchen & conservatory.

Upstairs you will find three bedrooms, two of which are good sized doubles while the third bedroom would make a good-sized single room or office. A family bathroom completes the first floor.

Through the kitchen you can enter the conservatory giving further access to the west facing garden and the outbuildings through the French Doors.

The rear gardens are paved making a perfect area for entertaining as well as benefitting from a laid to lawn wrap around garden a perk of being on a prime corner plot.

Also, at the rear of the property you will find there is a very useful outbuilding which has previously been used as an office and annex. It is fully heated and has electric mains power supplied to it.

This home would benefit from some modernisation and is full of potential for the right buyer. Further benefits to the property are gas central heating and double glazing as well as having no onward chain.

**Agents Note** - Please see the following extract of a survey which was commissioned by the seller of the property: The wall to the left-hand side of the property, that incorporates the access gate is imparting a lateral force onto the main property wall which has resulted in vertical cracking to the front elevation and also pushing the

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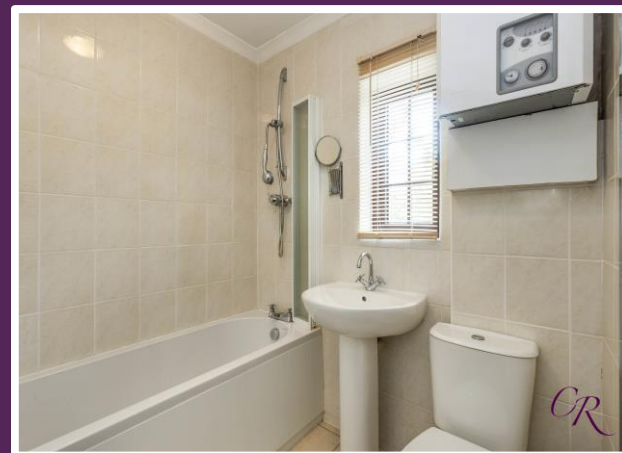
wall inwards over the damp proof course. There is also cracking within the front left ground floor toilet walls. The cause of the issue is likely attributed to the presence of the tree to the left side and also the garage roof drainage downpipe not outletting into a positive drainage system. It is recommended that the wall that hosts the gate is taken down (approx. 2m wide) and replaced with a timber equivalent. It is further recommended that the tree is removed, the drainage downpipe is connected to a positive drainage system and the brickwork is repaired with the use of Helifix bars and replacement bricks to the corner, where cracked. The garage roof was life expired and should be considered for renewal. There was also cracking along the back wall, this should be repaired.

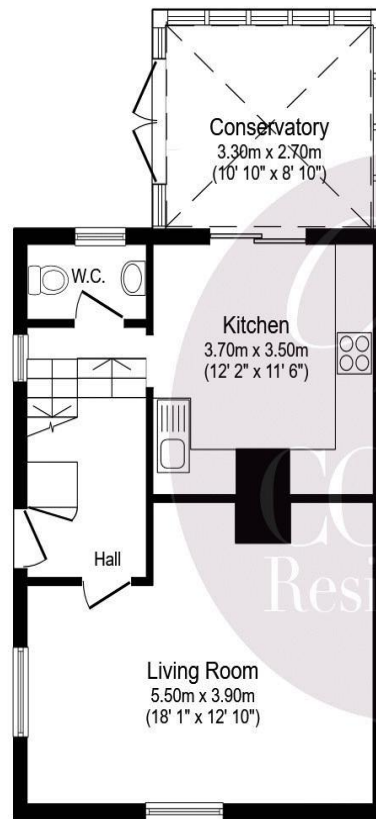
**Tenure-Freehold**  
**Council Tax-B**

Cheltenham offers easy access to the A40 and M5 motorway. The town is a beautiful Regency Spa, famous for its many festivals including, Literature Music, Science, Jazz, and the legendary National Hunt racing festival, The Cheltenham Gold Cup. The town centre boasts a variety of local and high-street shops, eateries, bars, and art galleries that attract visitors from far and wide.

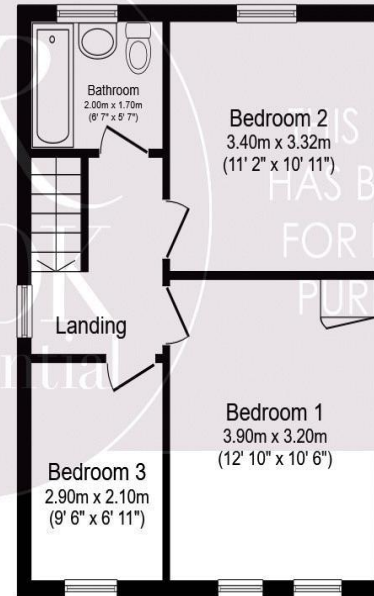
All property details, including its position on Freehold, must be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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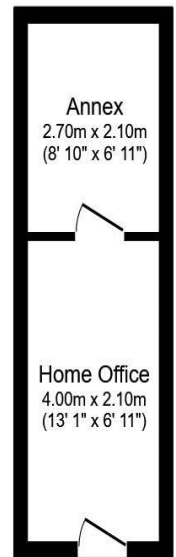
Ground Floor



First Floor



Garage



Outbuilding



Total floor area 123.3 m<sup>2</sup> (1,328 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com