

CR COOK Residential

01242 500 259

www.cookresidential.co.uk



- NO ONWARD CHAIN
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- GENEROUS SIZED GARDENS
- IN NEED OF REFURBISHMENT
- ON STREET PARKING

Guide Price £220,000

Dorset Avenue

Rowanfield

GL51 8BE

Dorset Avenue, Rowanfield, Cheltenham, GL51 8BE

Cook Residential is delighted to present this fantastic three-bedroom semi-detached property, located within the Cheltenham Borough of Rowanfield.

This 1960s property benefits from three bedrooms, three reception rooms, and an enclosed rear garden. While it could benefit from refurbishment, it is offered with no onward chain and is ready for its next owners to move in and make it their own.

Upon entering, the accommodation benefits from a porch leading to an entrance hall, providing access to the spacious sitting room and dining room.

Sitting Room: The rear-facing sitting room features carpeted flooring and large patio sliding doors leading to the expansive enclosed rear garden.

Dining Room: The dining room has carpeted flooring and internal doors to the sitting room. A large window looks out onto the rear garden.

Kitchen: The kitchen overlooks the front garden and is equipped with wood-effect wall and base units, granite-effect countertops, wood-effect flooring, and a gas cooker oven. There is also space for a dishwasher, providing a functional cooking area.

Utility/Attached Outhouse: The utility area, accessible via a door from the kitchen, offers versatile space that can be used for a washer and dryer, a downstairs cloakroom, or a pantry.

Bedrooms: The first floor features three generously sized double bedrooms, all offering ample space for family living.

Family Bathroom: The family bathroom comprises tiled walls and a three-piece bathroom suite, ensuring convenience and functionality for everyday use.

Passionate About Property...



Front Garden: The property includes a fenced front garden, providing a pleasant and secure outdoor space.

Enclosed Rear Garden: The very generous enclosed rear garden features a patio area, which will be perfect for outdoor relaxation and entertaining.

A viewing is advised to fully appreciate the potential and space this property has to offer.

Tenure: Freehold

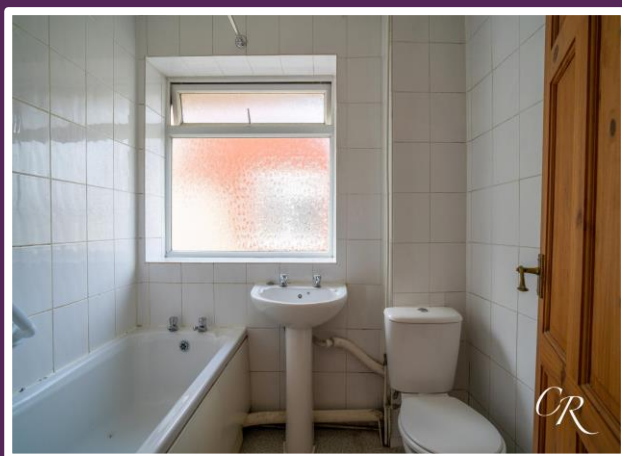
Council Tax Band: B

Agent Note: Please note that we believe this property to be of Wimpey-No-Fines Construction which is considered non-standard.

Location: Cheltenham offers easy access to the A40 and M5 motorway. The town itself is a beautiful Regency Spa, famous for its festivals, and boasts a variety of local and high street shops, eateries, bars, and art galleries, all attracting visitors from far and wide.

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

Passionate About Property...



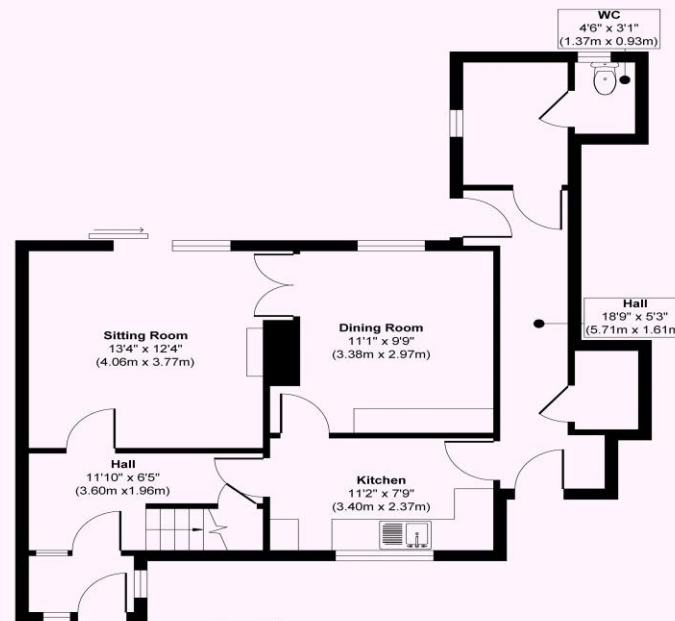
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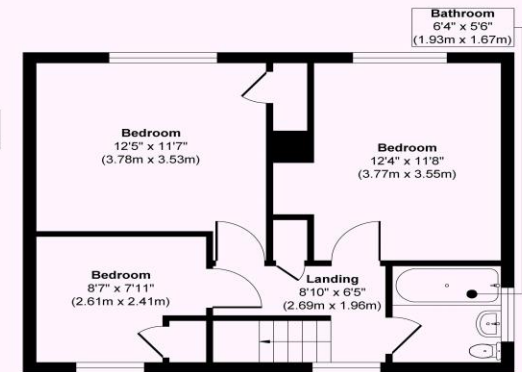


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THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY



Ground Floor
Approximate Floor Area
618 sq. ft
(57.46 sq. m)



First Floor
Approximate Floor Area
439 sq. ft
(40.65 sq. m)

Approx. Gross Internal Floor Area 1057 sq. ft / 98.31 sq. m
Produced by Elements Property

