

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- NO ONWARD CHAIN
- THREE BEDROOM FAMILY HOME
- KITCHEN-DINING ROOM
- SHOWER ROOM WITH SEPARATE WC
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FRONT AND REAR GARDENS WITH SIDE ACCESS

Guide Price £255,000

**Sun Street
Cheltenham
GL51 9AS**

Sun Street, Cheltenham, GL51 9AS

Situated off Tewkesbury Road and in close proximity to local amenities, this end terraced three-bedroom house is being offered with no onward chain.

Entrance: The property features a hallway that provides access to the downstairs areas and stairs leading to the first-floor landing.

Living Area: The spacious sitting-dining room with dual aspects and wood effect flooring is suitable for both relaxation and entertaining. Modern

Kitchen: The kitchen comes equipped with a range of fitted wall and base units, ample counter space, and additional room for free-standing appliances such as a cooker and washing machine. There is also space for a dining set and a useful understairs cupboard.

Upstairs: The landing area leads to the bedrooms, a shower room with a separate WC, and access to the loft space above.

Bedrooms: There are three generously sized bedrooms that are designed with comfort in mind and can accommodate various furniture layouts and personal touches.

Family Shower Room: Features a white suite comprising a shower enclosure and a basin. **Separate WC:** Includes a low-level WC and a convenient storage cupboard.

Passionate About Property...



Outdoor Space: The property boasts an enclosed rear garden laid to lawn with hardstanding and patio areas. There is also an outside tap and a wooden shed. Side access leads to the front of the property where there are lawn areas with a path leading to the front door and to a brick-built attached storeroom.

Additional Benefits: Double glazing and gas central heating are present.

Tenure: Freehold

Council Tax Band: C

All information regarding the property details, including a position on Freehold, will be confirmed between the seller and purchaser solicitors.

Passionate About Property...





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





Ground Floor

Reception Room: 9'11" x 16'6" (3.04 x 5.03 m)
 Kitchen: 9'10" x 12'4" (3.02 x 3.76 m)
 Hallway: 9'3" x 3'8" (2.83 x 1.14 m)
 Storage Room: 9'5" x 5'6" (2.89 x 1.68 m)



Floor 1

Shower Room: 4'9" x 5'3" (1.45 x 1.61 m)
 WC: 4'11" x 2'5" (1.51 x 0.75 m)
 Landing: 10'11" x 2'8" (3.34 x 0.82 m)
 Bedroom: 9'10" x 10'8" (3.02 x 3.27 m)
 Bedroom: 7'0" x 9'7" (2.15 x 2.93 m)
 Bedroom: 9'11" x 12'3" (3.04 x 3.75 m)

Approximate total area[†]

829.27 ft²
77.04 m²

(†) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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