

CR COOK Residential

01242 500 259

www.cookresidential.co.uk



- TWO SPACIOUS BEDROOMS
- GROUND FLOOR APARTMENT
- BEAUTIFULLY PRESENTED
- EASY ACCESS TO TRANSPORT ROUTES
- FRONT AND REAR GARDENS
- PRIVATE PARKING

Guide Price £180,000

Pennsylvania Avenue

Cheltenham

GL51 7JL

Pennsylvania Avenue, Cheltenham, GL51 7JL

Cook Residential is delighted to present this fantastic two-bedroom property, located in a popular area with convenient access to local amenities. This charming home offers spacious living areas, a modern kitchen, and a low maintenance garden.

Upon entering, the accommodation benefits from an entrance hall leading to a spacious sitting room offering a front window aspect, wooden flooring, and a large window overlooking the driveway.

Sitting Room: The spacious sitting room features a front window aspect, wooden flooring, creating a bright and welcoming atmosphere.

Kitchen: The kitchen, accessible from the hallway, comprises grey wall and base units with polished effect concrete worktops, tile effect flooring, an oven, fitted hob, and hood. There is space for a fridge freezer and separate washer and dryer.

Bedrooms: The hallway also gives access to two spacious double bedrooms, both offering ample space and natural light.

Bathroom: The family bathroom is modern and comprises a white three-piece suite with tiled walls.

Garden: The rear garden is designed for easy upkeep, perfect for those seeking outdoor space without the hassle of extensive gardening. Side access is available from the front of the property, leading from the front garden and driveway.

Driveway: To the front of the property, there is a driveway providing parking for multiple vehicles, adding to the convenience of this delightful home.

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



Passionate About Property...

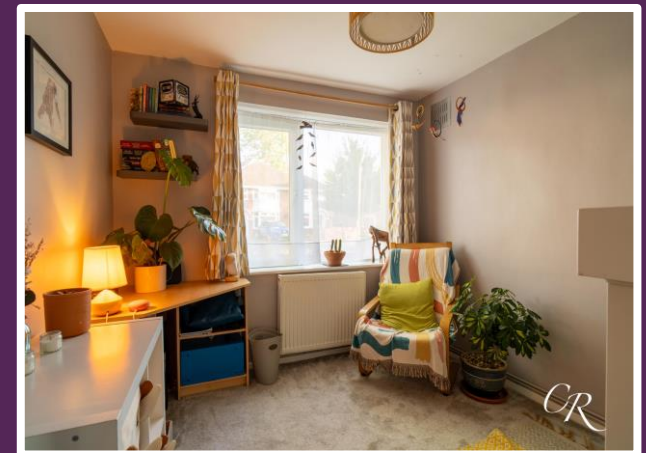
Tenure: Share of Freehold
Lease Length: 974 Years
Service Charge: N/A
Council Band: A

This property is situated in a popular area within Cheltenham, offering easy access to local amenities, including shops, eateries, and parks. The excellent location ensures that everything you need is within easy reach, making it an ideal place to call home.

Cheltenham, a picturesque Regency Town, is renowned for its vibrant festivals, including Literature, Music, Science, Jazz, and the prestigious National Hunt Racing Festival, The Cheltenham Gold Cup. The town also boasts excellent schools, some of which have international recognition, such as Cheltenham College and Cheltenham Ladies College. The town centre is a hub of activity, with a diverse range of local and high-street shops, eateries, bars, and art galleries, catering to all tastes and interests. Its unique character and vibrant community make Cheltenham a delightful place to live.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors.

Passionate About Property...



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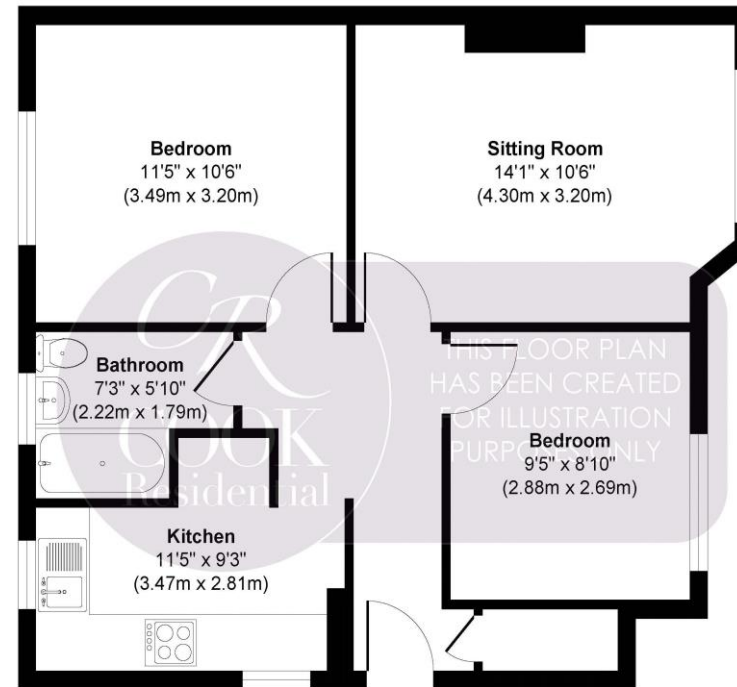


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Floor Plan

Approx. Gross Internal Floor Area 556 sq. ft / 51.66 sq. m

Produced by Elements Property