

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- PERFECT PROJECT OPPORTUNITY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- OUTBUILDING
- KERB APPEAL

Guide Price £220,000

Somerset Avenue

Cheltenham

GL51 8BW

Somerset Avenue, Cheltenham, GL51 8BW

Cook Residential is delighted to present this fantastic four-bedroom terraced property within easy reach of the town centre. This property, in need of modernisation, offers potential for its next owners. Featuring two reception rooms, an enclosed rear garden, and an outbuilding ripe for refurbishment, this property is a perfect project opportunity.

Upon entering, the accommodation benefits from an entrance hall leading to a sitting room offering a front window aspect and a feature fireplace.

Sitting Room: The sitting room features a front window aspect and a feature fireplace, creating a cozy and inviting atmosphere.

Dining Room: The dining room provides ample space for entertaining and family meals and is easily accessible to the kitchen.

Kitchen: The kitchen comprises wooden wall and base units, with space for a gas cooker, fridge freezer, and washing machine. It also offers access to the garden, which is convenient for outdoor activities.

Bedrooms: On the first floor, the landing gives access to three good-sized double and one single bedroom, ideal for an office space.

Bathroom: The family bathroom comprises a three-piece suite with a shower over the bath.

Enclosed Rear Garden: Outside, the enclosed rear garden offers potential for landscaping and includes an outbuilding ripe for refurbishment, perfect for additional storage or a workshop.



Passionate About Property...

A viewing is advised to appreciate the potential on offer fully.

Tenure: Freehold
Council Tax Band: B

Location: This property offers easy access to the town centre and local amenities. The area 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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

