

# CR COOK Residential

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- MODERN END TERRACE PROPERTY
- WELL PRESENTED THROUGHOUT
- TWO GENEROUS BEDROOMS
- UPSTAIRS BATHROOM
- ATTRACTIVE LOW MAINTANENCE REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING

Guide Price £240,000

**Mersey Road**

**Cheltenham**

**GL52 5NZ**

# Mersey Road, Cheltenham, GL52 5NZ

This well-presented, modern end terrace property is located within easy reach of the Town Centre, and close to amenities on Hewlett Road. Accommodation comprises a sitting-dining room, kitchen, two bedrooms and a family bathroom.

The property enters a porch, and a further opaque glass door leads into the generously sized sitting-dining room. There is engineered oak flooring, and an open staircase with a storage cupboard below leads to the first floor.

The kitchen to the rear of the property has views out to the garden, and a door gives access to the patio area. There is tile effect flooring and a range of fitted wall and base units, granite effect worktops, tiled splash backs and an inset stainless-steel sink and drainer with mixer tap over.

Fitted appliances include an electric hob with an extractor hood, oven and a dishwasher, and there is additional space for free-standing appliances such as a tall fridge-freezer and washing machine.

Upstairs the landing area offers grey carpeting that runs into both bedrooms, an airing cupboard, and a hatch giving access to the loft.

Bedroom one is a generous size and looks out over the rear garden, and the room benefits from a built-in storage cupboard over the staircase. Bedroom two looks out to the front of the property, and there is space for wardrobes and other bedroom furniture.

The family bathroom offers wood laminate flooring, tiled walls and a white suite comprising a P-shaped bath with a rain head shower over and a glass screen, low-level WC, basin, and a heated towel rail.



*Passionate About Property...*

Outside, the rear garden is low maintenance, laid to brick patio and gravel. There are wooden sleeper raised borders and a raised ornamental pond. There is also outside lighting, a water tap and a useful lean to storage shed that gives access to the front of the property, with a driveway offering parking for one vehicle.

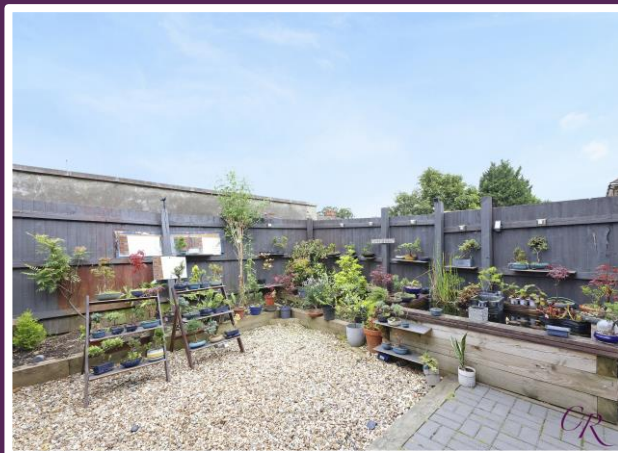
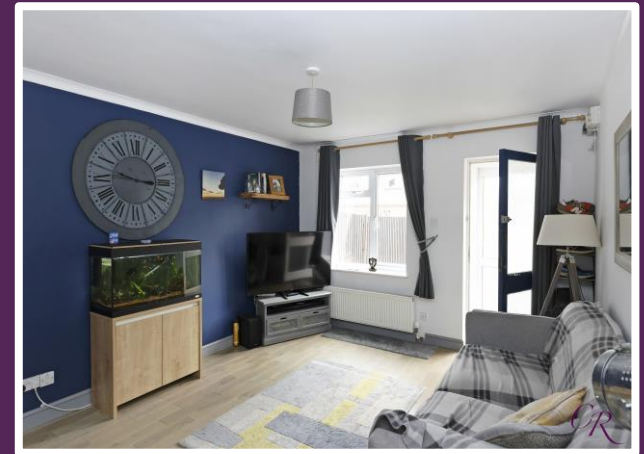
Further benefits to the property are gas central heating and double-glazing.

Tenure-Freehold  
Council Tax-B

Cheltenham is a beautiful Regency Town, famous for its many festivals, including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup. In addition to its festivals, the town centre boasts various local and high-street shops, eateries, bars, and art galleries, attracting visitors from far and wide.

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

*Passionate About Property...*

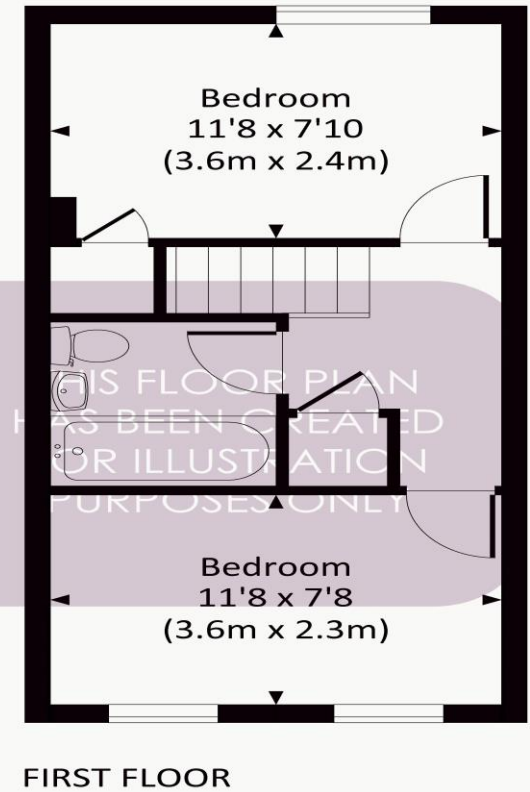
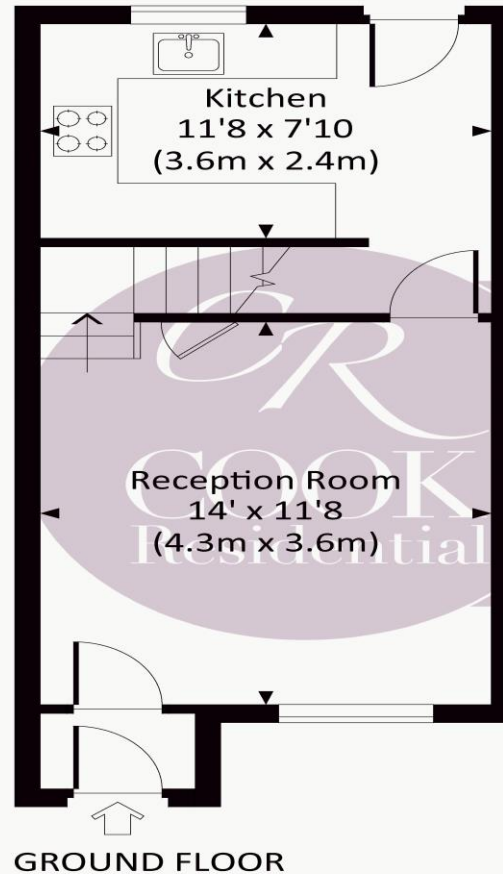




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

## MERSEY ROAD

Approx. gross internal area  
594 Sq Ft. / 55.2 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.  
Floor Plan not to scale and completed by a RICS surveyor.