

# CR COOK Residential

01242 500 259  
www.cookresidential.co.uk



- FOUR BEDROOMS
- CONVERTED LOFT BEDROOM
- TWO RECEPTION ROOMS
- WONDERFULLY PRESENTED THROUGHOUT
- LOW MAINTENANCE REAR GARDEN
- PRIVATE DRIVEWAY PARKING

Guide Price £300,000

**Somerset Avenue**

**Cheltenham**

**GL51 8BW**

# Somerset Avenue, Cheltenham, GL51 8BW

Cook Residential is pleased to bring this fantastic four-bedroom terraced home to the market, perfect for families or first-time buyers. Situated in a desirable area, this charming property boasts spacious living areas, a modern kitchen, and a low-maintenance garden. This wonderful home is ready for its next owners to move in and enjoy.

**Sitting Room:** The spacious sitting room features front aspect windows that allow plenty of natural light, wooden flooring, and a charming ambience perfect for relaxing.

**Kitchen:** Flowing from the sitting room via glass-panelled doors, the kitchen offers rear-view views and garden access. With part-tiled effect walls, this kitchen boasts unique light grey high-gloss wall and base units, wooden effect countertops, and space for modern appliances, including a range cooker and hood, dishwasher, and fridge-freezer.

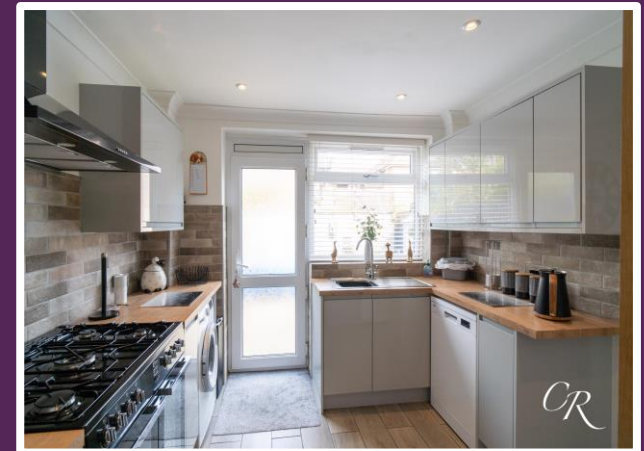
**Dining Room:** The dining room, located off the kitchen, is perfect for family meals or entertaining. It features French doors that open onto the low-maintenance garden.

**First Floor Bedrooms:** There are three bedrooms on the first floor. The first bedroom is a spacious double room with front-aspect views, carpeted flooring, and accessible storage space. The second double bedroom offers rear-aspect views and carpeted flooring, while the third bedroom, ideal as an office or small bedroom, has front-aspect views and carpeted flooring.

**Family Bathroom:** The modern family bathroom is also located on this floor. It is complete with a separate shower and bath, WC, sink, tiled-effect walls, and wood-effect ceramic tiled flooring.

**Loft Bedroom:** The second floor features a converted loft, providing a generous double bedroom with carpeted flooring, rear aspect windows offering garden views, and a handy storage cupboard.

*Passionate About Property...*



**Garden:** The rear garden is low maintenance, fully paved for ease, and enclosed by privacy fences. A brick-built outbuilding provides additional storage, and there is an outdoor WC.

**Parking:** The front of the house has been thoughtfully converted into a practical driveway, offering convenient off-street parking.

A viewing is highly recommended to appreciate this property's space and quality.

**Tenure:** Freehold

**Council Tax Band:** B

**Agents Note:** Please note we believe this property to be of Wimpey No Fines construction.

Cheltenham offers excellent access to the A40 and M5 motorways, and the town is known for its festivals, cultural events, and a wide range of shops, restaurants, and galleries, making it a highly desirable location for residents.

All information regarding the property, including its Freehold position, is to be confirmed by solicitors.

Measurements are approximate and provided for guidance only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

