



46 Cheltenham Road East, Churchdown  
Gloucester, GL3 1AE - £435,000

**Farr & Farr** Sales & Lettings

# 46 Cheltenham Road East

Churchdown, Gloucester, GL3 1AE

A LARGE AND WELL EXTENDED SEMI DETACHED HOUSE  
IN NEED OF SOME FINISHING

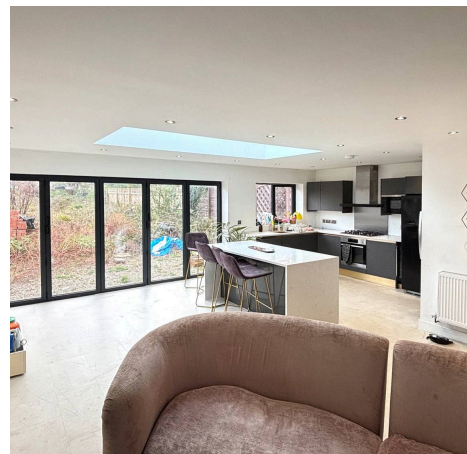
Cheltenham Road East is a popular residential road situated between Gloucester and Cheltenham with excellent local facilities very close by. Access to the Golden Valley, Cheltenham and the M5 is only a very short drive.

Number 46 has been significantly extended to both side's with a double storey and a single storey to the rear giving large and highly practical accommodation. The property is now in need of internal redecoration and some finishing. The accommodation comprises four bedrooms and an upstairs shower room as well as a downstairs bathroom. There is a good size sitting room, large open plan family/dining/kitchen as well as a utility room. To the exterior there is ample parking to the front, a small bike garage and the rear large 120' south east backing gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





#### **ENTRANCE PORCH**

Tiled floor. Light and new UPVC double glazed door to:-  
**ENTRANCE HALL**

Double radiator. Staircase to landing. Inset ceiling spotlights. Understairs cupboard.

#### **SITTING ROOM**

12' 0" x 11' 7" (3.66m x 3.53m)

Double radiator. Telephone point

#### **KITCHEN/DINING/FAMILY ROOM**

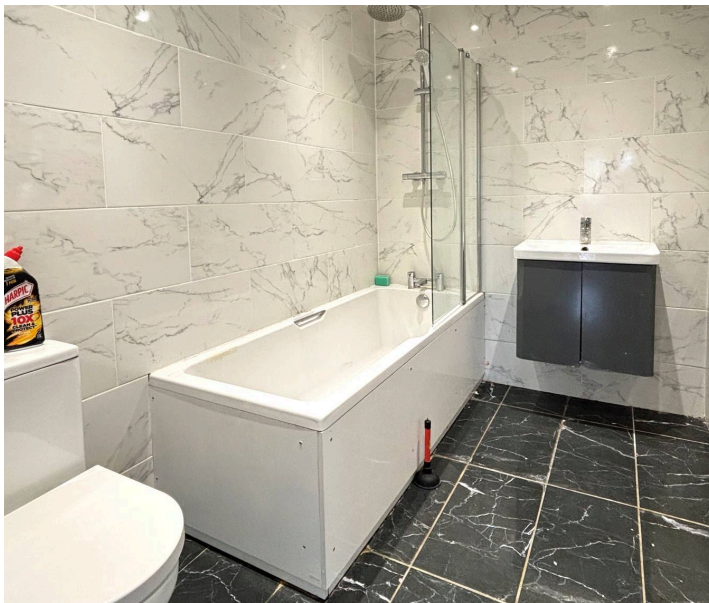
25' 0" x 22' 10" (7.62m x 6.96m)

Two double and one single radiators. Large roof lantern. Inset ceiling spotlights. Vinyl flooring. Five door bifold to terrace and garden. Kitchen area, comprehensively fitted within inset sink unit with mixer taps, cupboard and drawers below. Wall and base units. Built-in AEG oven with five ring gas hob, back plate and cooker hood. Space for an American style fridge/ freezer. Built-in dishwasher and microwave. Island unit with worktops, breakfast bar, cupboards and drawers. Door to:-

#### **UTILITY ROOM**

6' 6" x 5' 8" (1.98m x 1.73m)

Plumbing for washing machine. Tiled floor. Extractor fan.



#### **BATHROOM**

White suite of panelled bath with stainless steel double headed shower and glazed screen. Vanity unit with wash hand basin and cupboards below. Low-level WC. Heated towel rail/radiator. Polished tiled floor. Fully tiled walls. Inset ceiling spotlights. Extractor fan.





## FIRST FLOOR

### LANDING

Access to loft. Inset ceiling spotlights.

### BEDROOM 1

13' 0" x 10' 8" (3.96m x 3.25m)

Radiator.

### BEDROOM 2

11' 8" x 10' 3" (3.56m x 3.12m)

Double radiator. Views of the garden.

### ENSUITE DRESSING ROOM

5' 8" x 5' 5" (1.73m x 1.65m)

(could be converted into an ensuite).

### BEDROOM 3

10' 0" x 5' 7" (3.05m x 1.70m)

Plus wardrobe recess. Radiator.

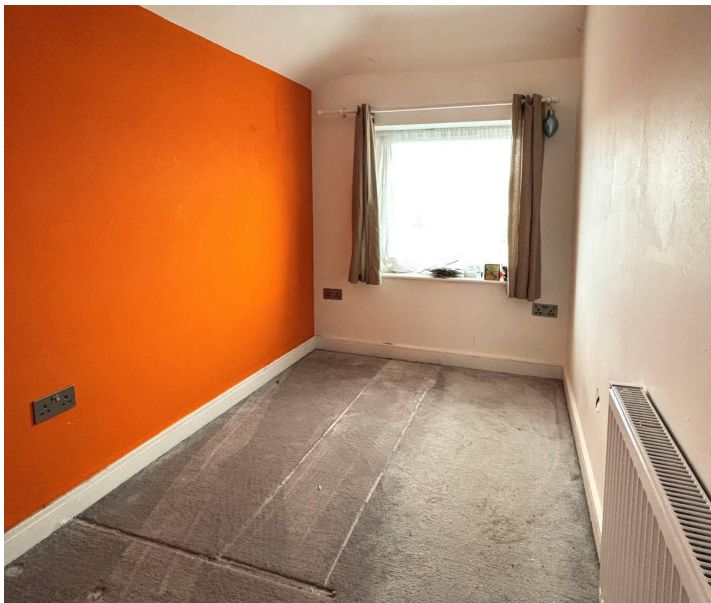
### BEDROOM 4

7' 1" x 6' 10" (2.16m x 2.08m)

Radiator.

### SHOWER ROOM

Large fully tiled shower cubicle with double headed stainless steel controls, fully tiled splashback and grazed screen. Wash hand basin. Low level WC. Tiled floor. Fully tiled walls. Heated towel rail/radiator. Extractor fan. Inset ceiling spotlights.



## GARDEN

Front gardens with fencing to the front and macadam drive with parking and turning areas for several cars and shrub beds. Small bicycle store with double doors, power and light. Rear gardens 120' in length predominantly laid to lawn with newly laid patio area. Enclosed by high close boarded fencing giving a great deal of privacy.

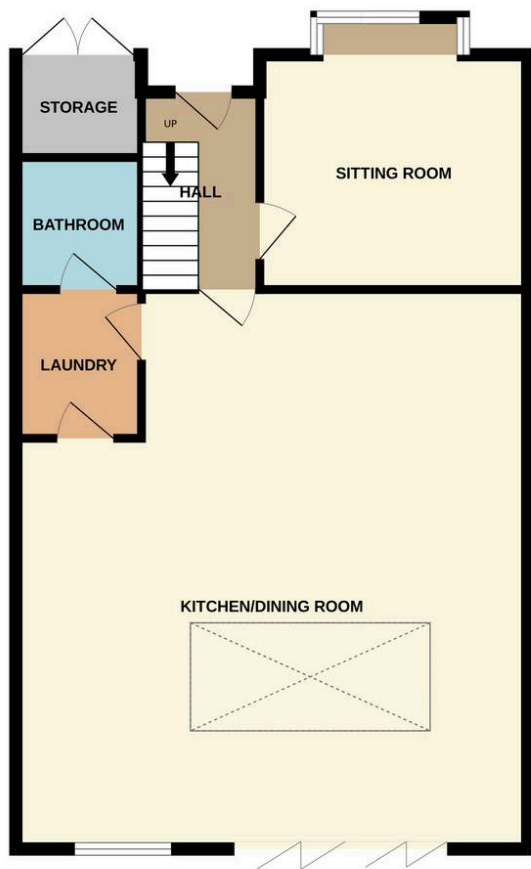
## DRIVEWAY

2 Parking Spaces

Ample parking to the front.



GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1265 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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