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Surrey Avenue

Cheltenham, GL51 8DF

Asking Price £279,950



Council Tax: B



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Welcome to Surrey Avenue, a superb three-bedroom semi-detached family home presented for sale in a fully restored condition and will be perfect for any family wanting a low maintenance modernised house, with a large private rear garden.

This fine home offers the following accommodation:

Ground Floor –

The property is entered via a covered canopy style entrance porch leading to the hallway. A large 13' living room occupies the frontage of the property with double doors opening into the dining room which faces the rear. The new fitted kitchen is a very attractive square shape with all new units and worktops.

First Floor –

The largest of the bedrooms enjoys views across the private rear garden with bedrooms two and three facing the rear. Bedroom three is a better than average third bedroom at 9'5". All rooms are serviced by the brand new fully fitted bathroom complete with overhead rain shower.

Outside –

The property is set well back from the road behind its own private fore-garden. A stone chip driveway style hardstanding has been installed with side access to the rear garden.

The garden enjoys a high degree of privacy backing onto the George V playing field and has been lightly refurbished with a stone patio and new close panel boarding to all boundaries. A perfect blank canvas for you to design to your own requirements.

Summary –

This lovely property will make an ideal first buy or an upgrade for a young family, especially with the impressive non overlooked garden. The electrics and central heating have all been upgraded so the buyers will be able to relax and enjoy a life without worry.

Surrey Avenue sits just 15 minutes walking distance from Cheltenham Spa Rail Station (taken from Google maps). Accessibility is superb with easy access to the town centre and the M5 Junction 11.

We recommend this property.

All viewings are by appointment only.

Tel: 01242 528500

- **A Fully Refurbished Three Bedroom Semi-Detached House**
- **New Fitted Bathroom**
- **New Gas Central Heating**
- **Non-Overlooked Rear Garden**
- **Council Tax Band B | Energy Rating C**

- **New Fitted Kitchen**
- **Re-Wired**
- **New Carpets and Decor**
- **No Onward Chain**
- **Tenure - Freehold**

Living Room

13'0" x 10'7" (3.98 x 3.24)

Dining Room

10'8" x 10'1" (3.27 x 3.08)

Kitchen

10'0" x 10'0" (3.05 x 3.06)

Bathroom

6'11" x 5'4" (2.11 x 1.64)

Bedroom One

13'9" x 10'3" (4.20 x 3.14)

Bedroom Two

11'5" x 10'7" (3.48 x 3.25)

Bedroom Three

9'5" x 7'7" (2.88 x 2.32)



