



Arle Avenue, Cheltenham, Gloucestershire, GL51 8LE

£280,000

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- Three-bedroom semi-detached home
- Modern build property
- Dual aspect living area with excellent natural light
- Ground floor cloakroom
- Allocated off-road parking
- No onward chain
- Generous open-plan kitchen/living/dining space
- En-suite shower room to principal bedroom
- Family bathroom
- Low-maintenance private outdoor terrace



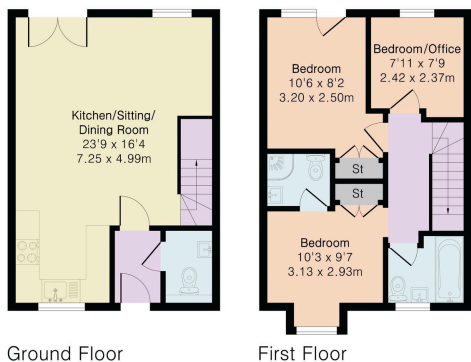
A well-proportioned and modern three-bedroom semi-detached home, offered with no onward chain and featuring a spacious open-plan living area, en-suite to the main bedroom, and allocated parking.



Approximate Gross Internal Area 786 sq ft - 73 sq m

Ground Floor Area 389 sq ft - 36 sq m

First Floor Area 397 sq ft - 37 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan List ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure form is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Elliot Oliver Sales
 101 Promenade, Cheltenham GL50 1NW
 01242 321091
 www.eosales.co.uk

