

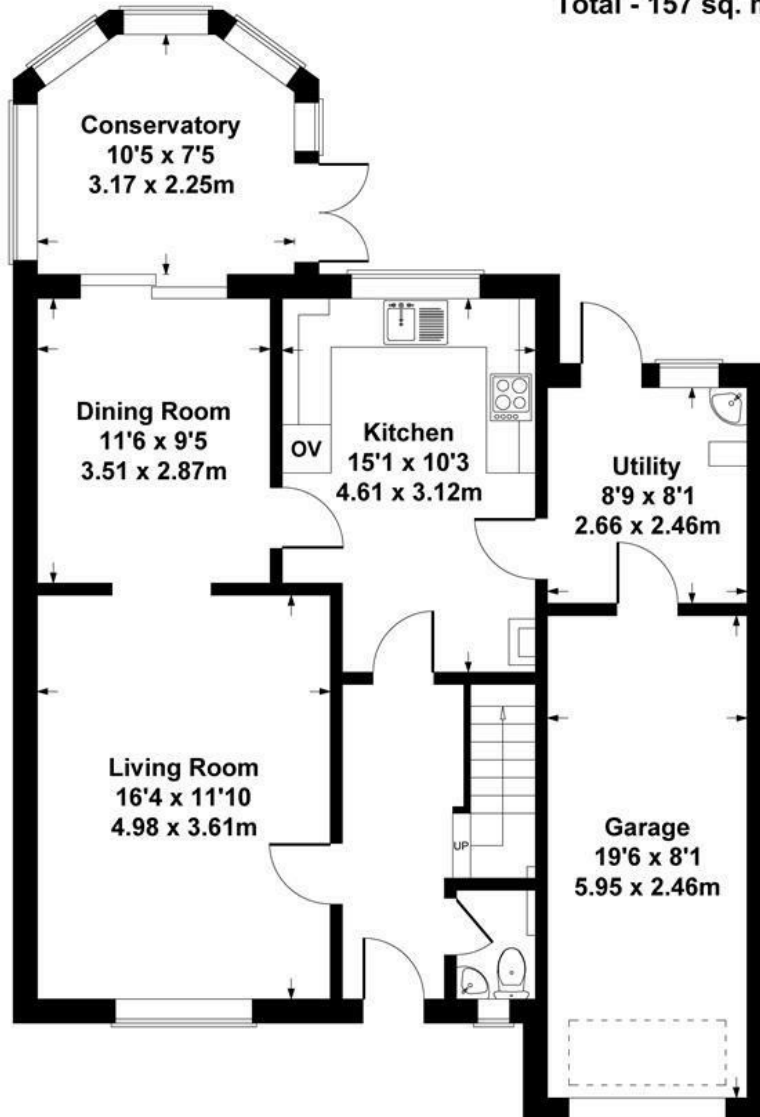


11 EDENDALE ROAD, CHELTENHAM, GL51 0TX

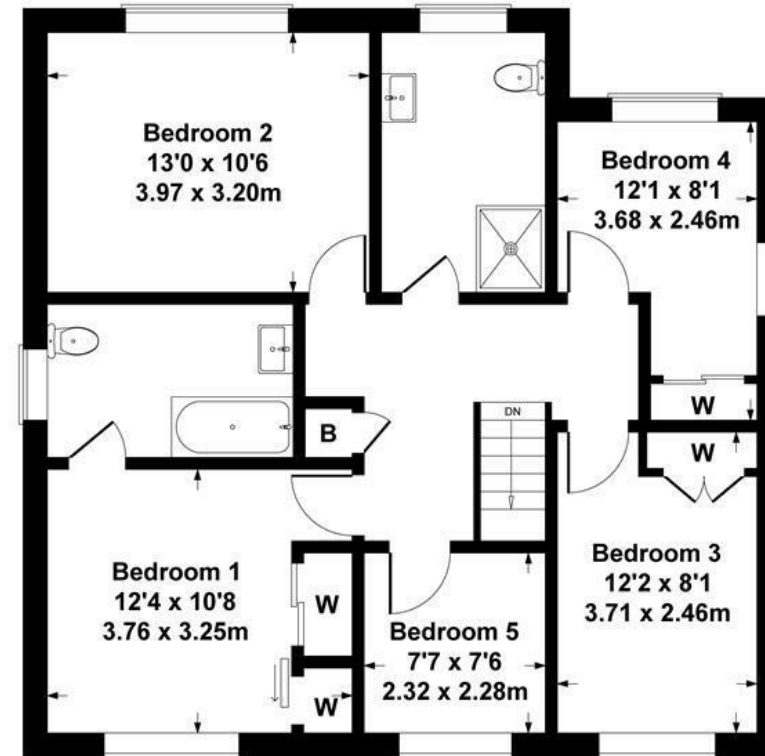
GUIDE PRICE £495,000

FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND E

Approximate Gross Internal Area
 Main House - 142 sq. metres (1528 sq. feet)
 Garage - 15 sq. metres (161 sq. feet)
 Total - 157 sq. metres (1689 sq. feet)



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales		EU Directive 2002/91/EC

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Situated in the sought after Golden Valley area, this substantial five bedroom, two bathroom detached home offers excellent space and fantastic potential for modernisation. Set on a generous plot with established gardens, ample parking, and a garage, the property is ideal for buyers seeking a sizeable home they can update to their own taste.

The property is entered via a welcoming entrance hall with access to a cloakroom; the living room is a good size and there is an archway into the dining room from here patio doors lead into the conservatory with double glazed French doors into the mature rear garden. The kitchen/breakfast room is accessed from the entrance hall or dining room and there is a door into the large utility room, giving the option of extending the kitchen into this space; from the utility there is a personal door into the garden and garage.

On the first floor the property offers five bedrooms, including a main bedroom with en suite shower room and large family bathroom. Bedrooms 4 and 5 are located within the extension above the garage, creating a versatile space that could be reimagined as a master suite to offer an en suite, dressing room as they "interconnect" via back to back/adjoining wardrobes.

The home has an established tiered garden to the rear with mature shrubs. There is a small parcel of land at the very rear boundary where under the slabs is a small section of Hatherley Brook – this piece of land is not officially owned by No.11 but has been incorporated into the garden of this property and the adjoining properties for many years, in fact some people have made a feature of this babbling brook.

At the front of the property the block driveway offers parking for several vehicles and leads to the garage with an electric up and over door. Please also note the boiler was replaced in 2020.









All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: Please be aware that we are required by law to comply with the Anti Money Laundering (AML) regulations set out by HMRC for all property transactions. Therefore it is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted.

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