



Trumpeter Road , Cheltenham, GL51 6GT

£575,000

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- Immaculately presented throughout
- Contemporary open-plan kitchen/dining area
- Four well-proportioned bedrooms
- Dedicated home office / study
- Garage and driveway for 2 vehicles
- Spacious living room with feature fireplace
- Bright conservatory-style extension
- Modern family bathroom + en suite to principal bedroom
- South Facing Garden
- Solar panels for energy efficiency

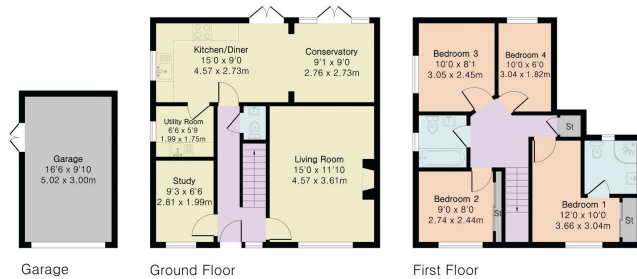


Beautifully Presented 4-Bedroom Home with Stylish Open-Plan Kitchen/Diner & Home Office



Approximate Gross Internal Area 1104 sq ft - 103 sq m
(Excluding Garage)

Ground Floor Area 612 sq ft - 57 sq m
First Floor Area 492 sq ft - 46 sq m
Garage Area 162 sq ft - 15 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd 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		
(81-91) B	87	87
(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	



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