

# 30 Tom Price Close

## , Cheltenham, GL52 2LF

**Guide price £180,000**

1 1 1 D

Murdock & Wasley Estate Agents are delighted to bring to the open market this rarely available one-bedroom end-of-terrace home, ideally situated in a highly sought-after location within walking distance of Cheltenham town centre and its excellent range of shops, restaurants and local amenities.

Offered to the market with no onward chain, this well-presented property has been updated and is ready for its next owner to move straight in. The accommodation benefits from a newly fitted kitchen and shower room, while outside the property enjoys a private enclosed garden and the added convenience of an allocated off-road parking space.

This home would make an ideal first-time purchase, investment opportunity or lock-up-and-leave property. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.







## Lounge/ Diner
Accessed via upvc double door. Tv point, Virgin point, telephone point, power points with USB ports, space for dining table, front and side aspect upvc double glazed windows. Opening to:

## Kitchen
Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring induction hob, space for fridge and washing machine, front aspect upvc double glazed window.

## Landing
Doors lead off:

## Bedroom
Power points, radiator, built in wardrobe, door to airing cupboard, front aspect upvc double glazed window.

## Shower Room
Suite comprising shower cubicle with electric shower, low level wc, pedestal wash hand basin, upvc wall panelling, front aspect upvc double glazed window.

## Outside
Externally, the property benefits from an allocated off-road parking space, with additional visitor parking available.

A pathway leads to the front entrance, where a useful external cupboard provides convenient additional storage. The home also boasts a delightful garden, predominantly laid to lawn and enclosed by mature hedging and established trees.

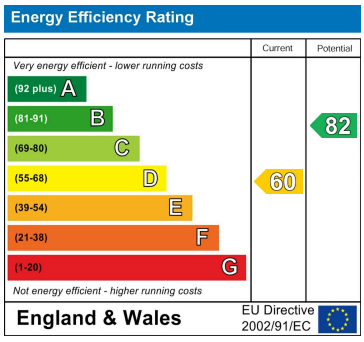
## Local Authority
Cheltenham Borough Council
Council Tax Band: A

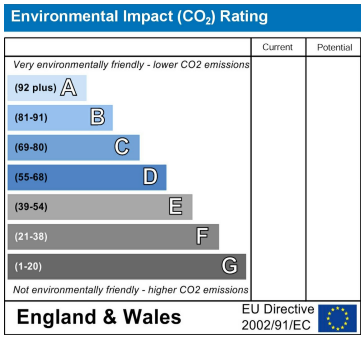
## Tenure
Freehold

## Services
Mains water, electricity and drainage.

## Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

33 Benhall Avenue, Benhall, Cheltenham, GL51 6AF email:cheltenham@mwea.co.uk

CHELTENHAM 01242 224 200 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

rightmove The Property Ombudsman