

17 BEECHURST AVENUE,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 6TY

 Charles Lear



## 37 BEECHURST AVENUE

Tucked away in an established, leafy no through road, benefitting from gated access onto the Victoria Cricket Ground, home of Cheltenham Cricket Club, is this wonderful three double bedroom semi-detached property dating from the 1930's. The property benefits from a downstairs cloakroom, a kitchen/breakfast room and two spacious reception rooms and at the rear a lovely garden measuring approximately 100ft.

- Peaceful no through road within walking distance of local schools, amenities and the town centre
- Unspoiled far reaching views towards Leckhampton hill over the Cheltenham skyline and cricket ground
- Well-presented accommodation in excess of 1400 sq ft with a south facing rear garden
- Reception hall with a cloakroom, sitting room with a fireplace and access to the garden, dining room and a separate kitchen/breakfast room.
- Three double bedrooms and a modern bathroom
- Established south facing garden south facing garden with private gated access to Victoria cricket ground, and a detached workshop and summerhouse
- Off road parking for two vehicles

Offering versatile accommodation in excess of 1400 sq.ft this lovely home would be ideal for growing families or client's upsizing or downsizing. This comfortable property is practically arranged over two floors and includes a reception hall with original parquet flooring, sitting room with an open fireplace and doors opening to the rear garden, dining room and a kitchen/breakfast room. On the first floor are three well-proportioned bedrooms and a family bathroom. At the rear is a lovely wall stocked south facing garden with a workshop, summerhouse, side access and a driveway providing off road parking for two vehicles.





## SITUATION

Beechurst Avenue is a small discreetly tucked away cul-de-sac of predominantly 1930's detached and semi-detached properties situated off Eldon Road. Within a short walk there are two highly respected primary schools, Holy Apostles and Berkhamstead and a number of day to day amenities on Hewlett Road including a supermarket, cafes, barbers and a Pilates' studio whilst the High Street, Promenade and Montpellier are within a twenty minute walk. Cheltenham is recognised for its classic Regency architecture, a fine example being Pittville Pump Rooms which adjoins Pittville Park, Cheltenham's largest open green space which is also within a 20 minute walk.

## GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage are connected to the property.

### Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (D) - £2,049.64 (2024/2025).

EPC Rating: C

## VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

## Approximate Gross Internal Area 1432 sq ft - 133 sq m

Ground Floor Area 605 sq ft – 56 sq m

First Floor Area 544 sq ft – 51 sq m

Outbuilding Area 283 sq ft – 26 sq m

