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Store 87



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ROSS BURBIDGE

exp

rossburbidge.exp.uk.com

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Salisbury Avenue, Warden Hill, Cheltenham, GL51

£165,000

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Please Quote: RB1393- Ross Burbidge. A well presented two bedroom first floor flat offered in excellent move-in condition, situated in the ever popular Warden Hill area. This property has been carefully maintained by the current owner and features neutral décor throughout, a modern white bathroom suite and a refitted kitchen, making it an ideal first-time purchase or investment opportunity.

The accommodation is accessed via stairs leading to the first floor landing. A re-fitted wooden front door opens into the entrance hall, which benefits from a security entry phone system. To the front of the property is a bright and inviting lounge with a large window and a feature tiled fireplace. The kitchen has been thoughtfully refitted with a range of cupboards, drawers and work surfaces, along with appliance spaces, plumbing for a washing machine with and space for a fridge freezer. The kitchen window enjoys views to the rear towards Leckhampton Hill.

The bathroom is fitted with a modern white suite comprising a panelled bath with thermostatic shower over, W.C. and a wash hand basin with storage beneath, also had new flooring. The double bedroom is positioned at the front of the property, while the second bedroom is located at the rear. The flat is light and airy throughout, with tasteful decoration gas central heating via a gas combination boiler, and uPVC double glazing.

Externally, the property benefits from a garage, an allocated parking space and a lockable bike shed/store. The rear gardens provide a peaceful and attractive outdoor space for residents to enjoy.

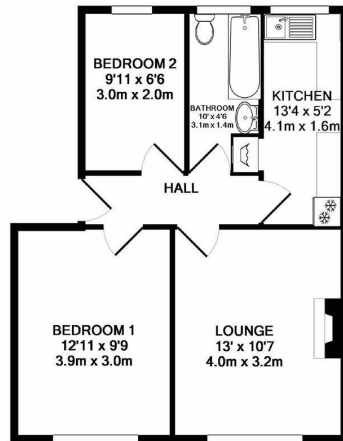
Salisbury Avenue is ideally located in the heart of Warden Hill, offering excellent local amenities, well regarded primary and secondary schools, and convenient access to the M5 motorway network. There are also regular bus services to Cheltenham town centre, the railway station, Gloucester and Stroud.

Leasehold

147 Years Left On The Lease.

Service Charges:





TOTAL APPROX. FLOOR AREA 478 SQ.FT. (44.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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