



28 Alstone Avenue, Cheltenham, Gloucestershire GL51 8EH

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Three-bedroom period bay-fronted terraced house with a detached garage, offered chain free. Conveniently located within walking distance of Cheltenham railway station and the town centre.





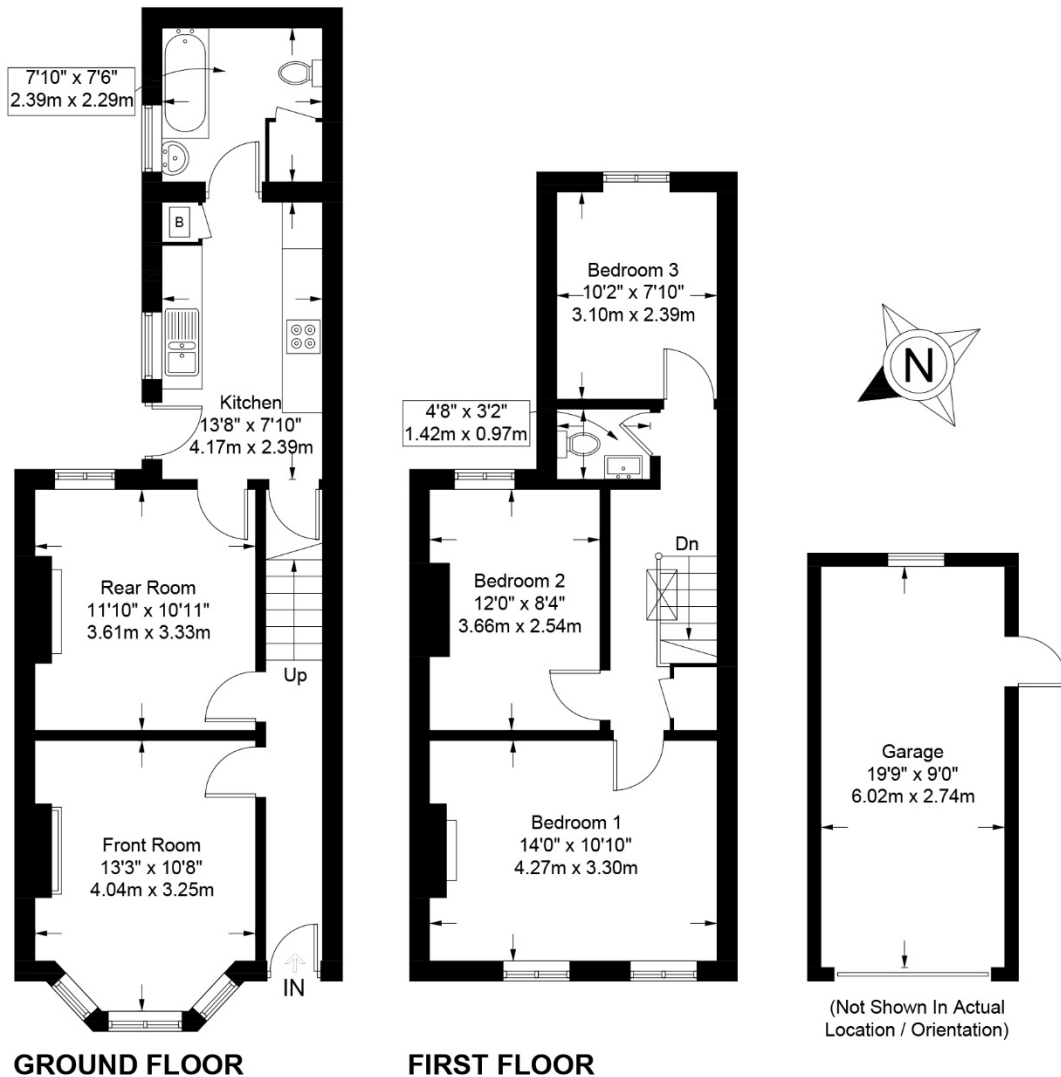
Located on a quiet one-way street of similar period properties, this red brick bay-fronted terraced house offers well-proportioned accommodation arranged over two floors. The property is situated approximately 0.6 miles from Cheltenham railway station and around 1 mile from Cheltenham town centre, making it ideal for commuters and town buyers alike.

The ground floor comprises an entrance hall, a front sitting room with bay window, a rear reception room, a fitted kitchen, and a ground floor bathroom. To the first floor, there is a central landing, a cloakroom, and three bedrooms.

Externally, the property benefits from a south-east facing enclosed rear garden measuring approximately 36' x 14'6", along with a detached garage accessed from the rear of the property.

The house offers balanced living space and would now benefit from a programme of modernisation and general maintenance, providing an excellent opportunity for buyers to add value. Further benefits include gas-fired central heating via radiators and the advantage of a chain-free sale.





## General

Services: All mains services are believed to be connected

Local Authority: Cheltenham Borough Council

Council Tax: Band C

EPC: TBC

Parking: There is a detached garage to the rear of the property.

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Approximate Gross Internal Area 964 sq ft / 89.6 sq m plus Garage 178 sq ft / 106.1 sq m

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

**readmaurice** 

48 Andover Road, Cheltenham GL50 2TL

Tel: 01242 241122

Email: [post@readmaurice.co.uk](mailto:post@readmaurice.co.uk)

[www.readmaurice.co.uk](http://www.readmaurice.co.uk)