

St. Stephens Road

Cheltenham GL51 3AE





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This well presented three bedroom, mid terraced house is located in the popular area of Tivoli close to Cheltenham Town Centre.

Comprising of: Entrance hall leading to a spacious living / dining room with patio doors leading to the garden and modern fitted kitchen with integrated appliances and finally a downstairs cloakroom. Upstairs you will find two double bedrooms with storage, a single bedroom and family bathroom. The property further benefits from gas central heating, double glazing, off road parking, garage with electric door and additional garden area.

Council Tax Band: D

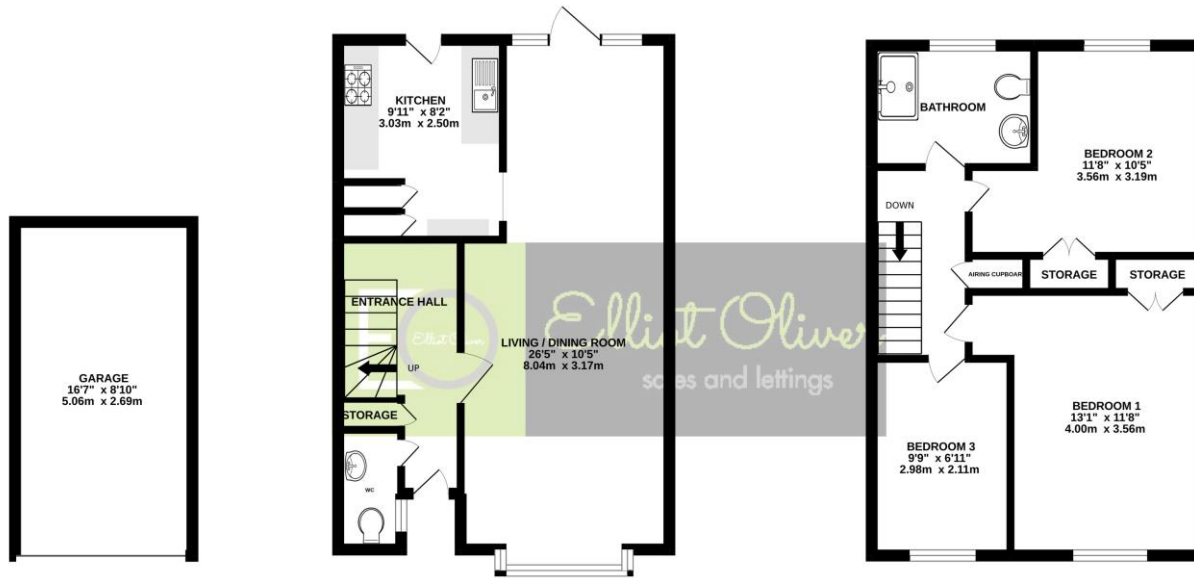




GARAGE
147 sq. ft. (13.6 sq.m.) approx.

GROUND FLOOR
416 sq. ft. (38.7 sq.m.) approx.

1ST FLOOR
418 sq. ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 972sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



OFFICE

101 Promenade,
Cheltenham,
Gloucestershire, GL50
1NW
info@elliottoliver.co.uk