



54 Beaumont Road

Springbank Cheltenham, GL51 0LA

£225,000



MURDOCK & WASLEY ESTATE AGENTS welcome to the open market this extremely well appointed semi detached home located on Beaumont Road, a sought after area within an easy commute to Cheltenham town centre. The accommodation of this wonderful home offers generous living space throughout & early viewing is quite simply essential.

On the ground floor we have: Entrance hallway, lounge, kitchen/diner, conservatory & ground floor bathroom. On the first floor are the three DOUBLE bedrooms. Outside to the rear is an enclosed, private & maintenance free garden with CAR PORT & DRIVEWAY to the side & front respectively.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, staircase to first floor with under stairs storage space, doors to lounge & ground floor bathroom.

Lounge 14'0 x 11'0 (4.27m x 3.35m)

Upvc double glazed windows to front, radiator, power points, television point, double doors leading to:

Kitchen/Diner 17'0 x 7'0 (5.18m x 2.13m)

Upvc double glazed window to side, eye & base level units with roll edge work surfaces, sink/drain, electric oven with gas hob & hood, space for fridge/freezer & plumbing for washing machine, partly tiled walls, opening to:

Conservatory 14'7 x 11'6 (4.45m x 3.51m)

Upvc double glazed french doors to rear garden, Upvc double glazed windows throughout with pvc roof, power points.

Ground Floor Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator.

First Floor Landing

Upvc double glazed window to side, doors to all bedrooms.

Bedroom 1 11'1 x 9'6 (3.38m x 2.90m)

Upvc double glazed windows to front, radiator, power points, built in wardrobe.

Bedroom 2 11'8 x 8'3 (3.56m x 2.51m)

Upvc double glazed windows to rear, radiator, power points, storage cupboard.

Bedroom 3 8'6 x 8'4 (2.59m x 2.54m)

Upvc double glazed windows to rear, radiator, power points.

Rear Garden

Enclosed area which is also private. An area laid to artificial lawn, mainly paved, gated side access to the front of the property, large shed with power.

Front

Drive offering parking for two vehicles.

Tenure

Freehold.

Services

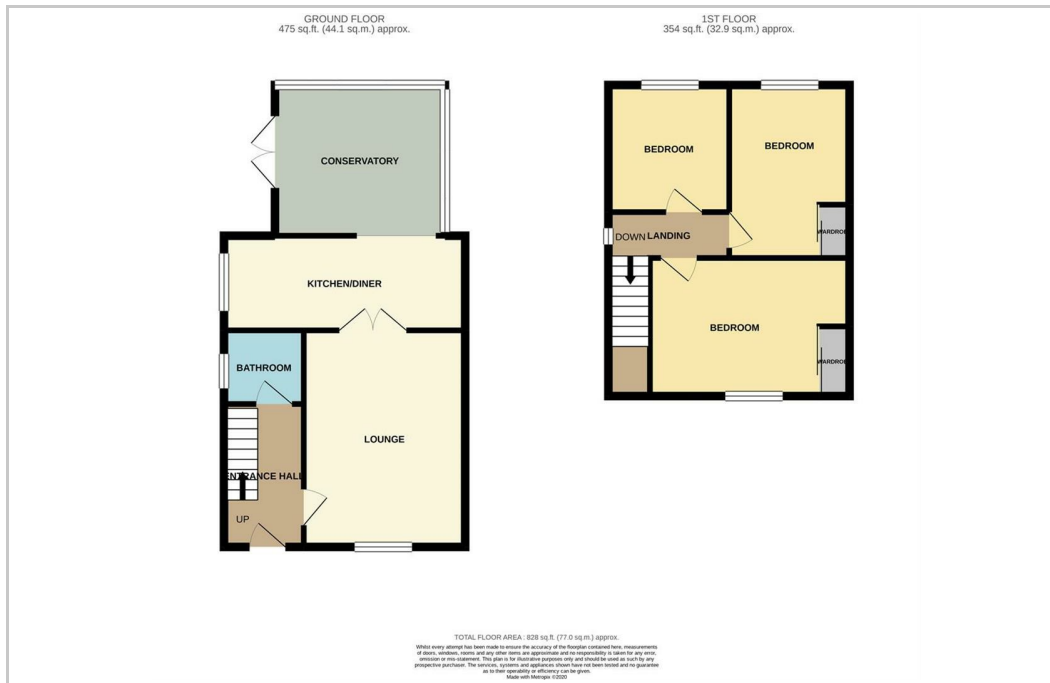
Mains gas, electricity, water & drainage.

Local Authority

Cheltenham Borough- Band C

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			72
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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