



3 BED HOUSE - SEMI-DETACHED HARRISON ROAD, CHELTENHAM

- **THREE BED FAMILY HOME**
- **RECENTLY REFURBISHED**
- **FULLY RE WIRED**
- **REPLASTERED**
- **NEW CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **DOWNSTAIRS WC**
- **HIGH ACHIEVING SCHOOLS**

Description

£260,000

Recently refurbished three bedroom family home close to high achieving schools & available CHAIN FREE.

This beautifully presented semi has been completely updated by its current owners & viewing is advised to appreciate the space, condition & location of this ideal first time buy or family home.

The downstairs briefly comprises entrance hall, sitting room. recently fitted open plan kitchen/diner & cloakroom.

Upstairs boasts large master bedroom, further double bedroom, nice sized third room & a brand new family bathroom.

To the front of the property there is OFF ROAD PARKING, to the rear is a private, south-west facing, lawned garden with secure side access.

Further benefits include a recently installed

Agents note - should your offer be

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

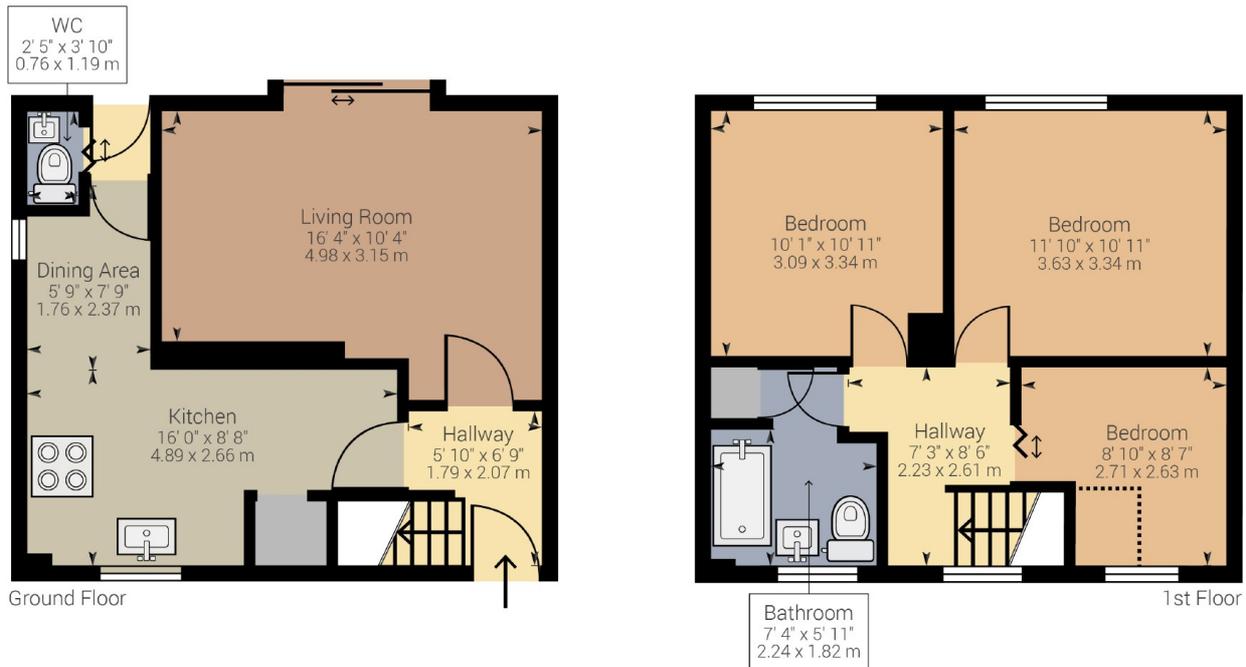
Property Price:



THE PROPERTY CENTRE
THE AGENT PEOPLE RECOMMEND

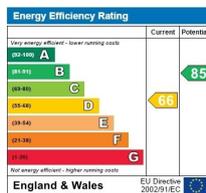
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Approximate net internal area: 831.98 ft² / 77.3 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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RESIDENTIAL SALES - DISCLAIMER NOTICE: Appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission has been approved and would recommend that prospective purchasers should make their own independent enquiries on these matters. All measurements are approximate.

RESIDENTIAL LETTINGS - AGENTS NOTE: Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-

VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01242 504555

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