

28 DENMAN AVENUE
CHELTENHAM, GLOUCESTERSHIRE, GL50 4GH

 Charles Lear



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An environmentally friendly four-bedroom detached family house set over three floors located on the edge of Pittville. Offering flexible living with good sized kitchen/breakfast room and three reception rooms. The property also benefits from a wonderfully bright west facing garden.

- Well thought out design this family home boasts impressive accommodation throughout
- The ground floor comprises entrance hall with storage cupboard, guest cloakroom and dining room with under stair storage cupboard.
- Modern kitchen with built in appliances and space for a breakfast table and chairs
- The first floor comprises the main double bedroom with fitted wardrobe and en-suite shower room and two large interlinked reception rooms with floor to ceiling windows overlooking the rear gardens and allotments beyond
- Bright west-facing garden with uninterrupted views
- To the front of the property is a driveway leading to garage providing off street parking for up to two cars
- Fully double glazed with the remainder of the 10 year LABC guarantee and solar panels

DESCRIPTION

Built in 2013 by Bloor Homes this fantastic four-bedroom detached family home is located in a quiet cul-de-sac just behind The Prince of Wales Stadium and ideal for both Pittville Park and Cheltenham Racecourse. The entire property is modern and bright with a west facing garden at the rear overlooking private allotments. This three storey town house is well presented and offers spacious and flexible accommodation.





SITUATION

Denman Avenue is found off Prince Regent Avenue behind the Prince of Wales Stadium. Situated within a short walk of two of Cheltenham's historic landmarks, Pittville Park with its magnificent pump rooms and ornamental lakes and also Prestbury Park and racecourse offering a prospective purchaser both country and town lifestyles. Less than a mile to the town centre which can be accessed via a gentle stroll past the boating lake. Regency Cheltenham is renowned for its fine architecture but also its extensive range of boutiques, wine bars, cafes as well as its world renowned schools. Access to the M5 Motorway network is gained at Junctions 9 and 10.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Cheltenham Borough Council: 01242 262626.

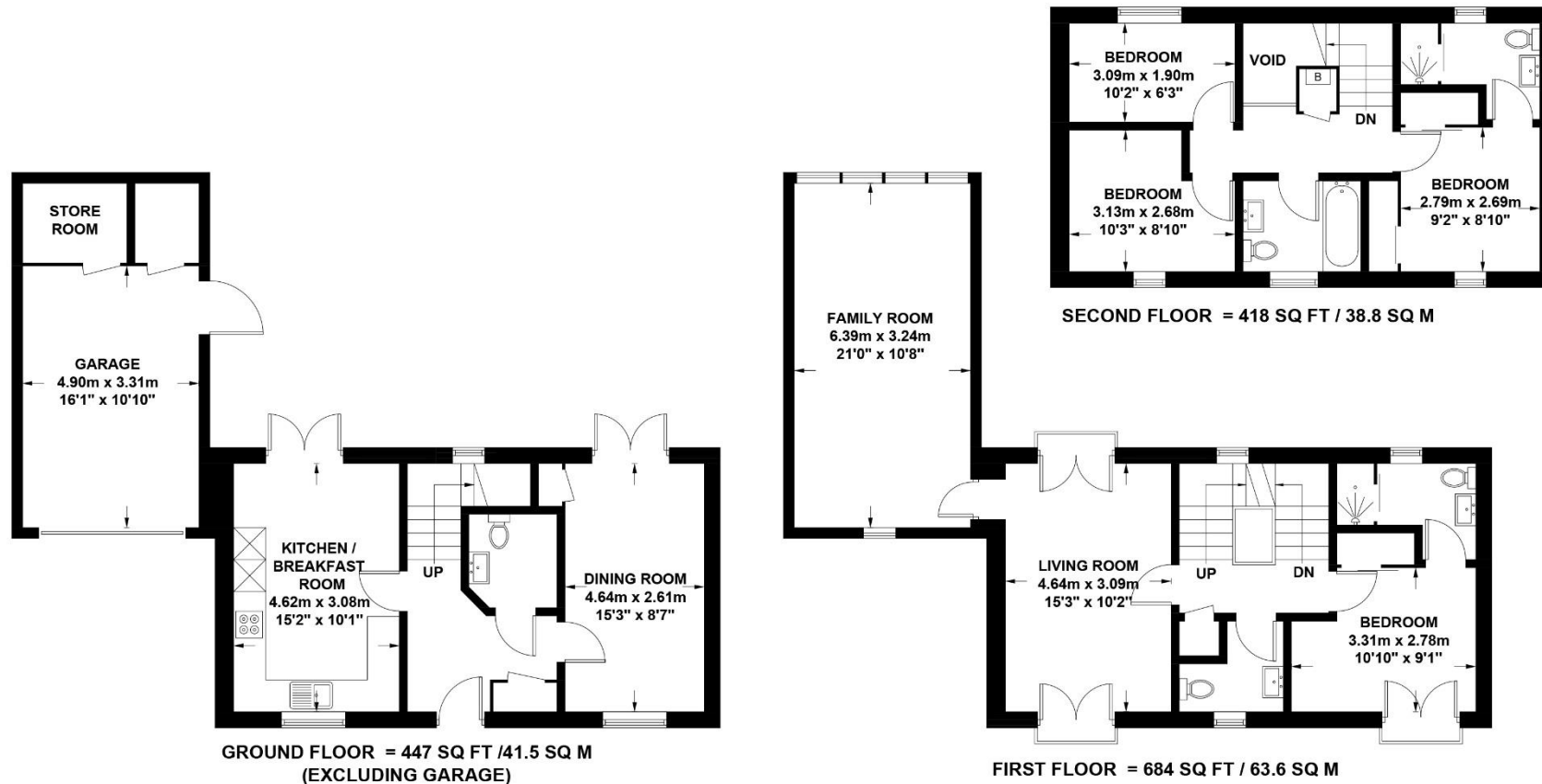
Council Tax Band: (E) - £2,220.35 pa. (2020/2021).

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 143.9 sq m / 1549 sq ft (Excluding Void)
 Garage = 21.3 sq m / 229 sq ft
 Total = 165.2 sq m / 1778 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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