



**172 Cheltenham Road
East, Gloucester,
Gloucestershire, GL3
1AL**

**Ref:
CD23611**

Price: £195,000



Information

OPEN DAY ON 28th APRIL 2022 BETWEEN 11am AND 1pm. BY APPOINTMENT ONLY. Situated in a convenient location for both first time buyers or investment alike. 172 Cheltenham Road East is a well presented 2 bedroom end of terraced home that has been improved by the addition of a conservatory with fixed roof now making it a useable year round room. The property further benefits from allocated parking for 2 cars, an A rated EPC and solar panels which generate an annual income of approx £500pa

Description

Entrance Porch

Upvc double glazed door

Entrance Hall

Upvc double glazed door, door to lounge, opening to

Kitchen 8' 4" x 8' 2" (2.54m x 2.49m)

Upvc double glazed window to front elevation. Wall mounted gas fired combination boiler. The kitchen has been fitted with a range of wall and base units with tiled splashbacks and laminated worktop. Inset gas hob with electric oven under and extractor hood over. Space for fridge/freezer and washing machine.

Lounge 17' 4" x 11' 8" (5.28m x 3.55m)

Stairs rising to the first floor, Upvc double glazed door to

Conservatory 10' 0" x 9' 6" (3.05m x 2.89m)

Newly fitted fixed roof with 2 skylight windows, double glazed windows to all sides, double glazed door to rear garden.

First Floor Landing

Upvc double glazed window to side elevation, access to loft, doors to both bedrooms and bathroom.

Bedroom 1 12' 11" x 8' 7" (3.93m x 2.61m)

Upvc double glazed window to rear elevation, door to storage cupboard.

Bedroom 2 11' 9" x 6' 6" (3.58m x 1.98m)

Upvc double glazed window to front elevation.

Bathroom 8' 7" x 4' 9" (2.61m x 1.45m)

Upvc double glazed window to front elevation. Fully tiled walls. Suite comprises bath with electric shower over, pedestal hand basin and low level w/c

Front Garden

Area of stone chippings with shrub borders

Rear Garden

Laid mainly to paving with shrub borders, timber shed, pedestrian gate to rear parking area

Allocated Parking

2 allocated spaces, one adjacent to the side of the property and one in the parking area at the rear.

Agents Note

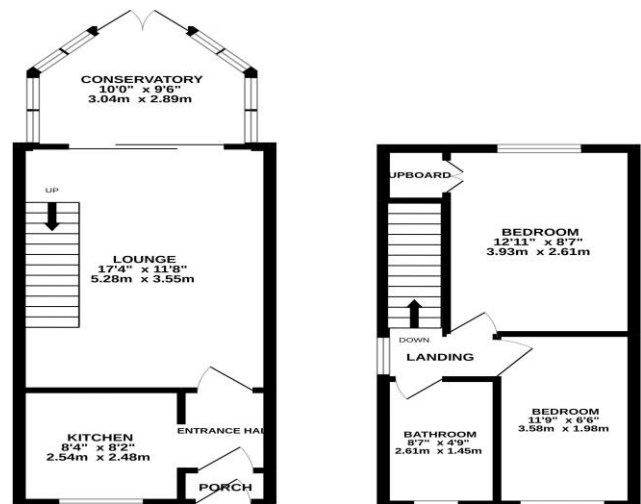
EPC Rating - A Council Tax Band - B The property has been fitted with Solar Panels and have generated an annual income of approx £500pa. Your lawyer should seek further clarification.

Summary of accommodation

- END TERRACE
- 2 BEDROOMS
- MODERN KITCHEN
- CONSERVATORY
- EPC A RATING
- 2 PARKING SPACES
- CHURCHDOWN LOCATION
- IDEAL FIRST TIME BUY
- SOLAR PANELS
- POTENTIAL RENT OF £825-£850

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, 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, fixtures and appliances shown have not been tested and no guarantee is made with respect to their operation. ©2022



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