



## **Cleevemount Road, Cheltenham, Gloucestershire, GL52 3HF**

**£315,000 Asking Price**

NO CHAIN. Viewing Day, Saturday 19th November. From 10:00 until 14:00. By appointment only. Book to view this popular 1930's property that boasts three bedrooms, two receptions, an extensive rear garden, garage, off road parking, original features and much potential. Presented immaculately.

Situated between Pittville and Prestbury, Cleevemount Road provides a peaceful residential location whilst remaining close to Cheltenham Town centre and these popular districts. This property comes very well presented and consists of a dining room set to the front with beautifully exposed wooden floor boards and a working fireplace. The living room is set to the rear opening onto the south facing rear garden; both these rooms benefit from characterful bay windows. The kitchen is light and modern and extends to the rear where this space is currently utilised as a utility. Stable doors open onto the side from here allowing access to the enclosed side and rear. The traditional space beneath the stairs has been prepared for a WC. Only minor works will be required to complete this transformation.

Presented on the first floor is the family bathroom which is beautifully finished and furnished with its original cast iron bath which has been re-enamelled and restored as new. The toilet and wash hand basin, shower, tiling, fixtures and fittings are all in keeping with the property's period. The two main bedrooms are large doubles both boasting bay windows and fitted wardrobes, whilst the third bedroom will offer a suitable nursery as it is currently presented with well appointed built in wardrobe and storage cupboards.

This property has recently been carpeted throughout and benefits from a new Worcester combination boiler. Beneath the carpets you will find original floor boards and the internal doors throughout are original Cambridge doors from the period. A large brick built garage sits behind the property which benefits from an electric up and over front door, side access and a

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tall vaulted ceiling. The loft space is open and perfectly suited for extension. You will find it boarded with electricity, accessible via a fold away drop down ladder. A large skylight has been thoughtfully installed to the south facing pitch which lights up the entire space within.

The possibilities for extension and development are many as can be seen by adjacent properties, (subject to the usual consents) and the space to the rear is extensive with the south facing garden extending out over 100ft in length.

Please call now to secure your viewing appointment for Saturday, 19<sup>th</sup> November.



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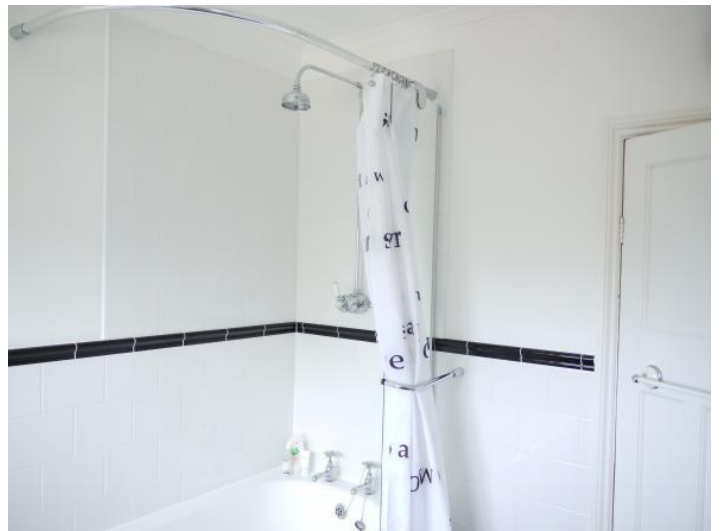
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