



ME
And
You
ESTATE AGENTS
SALES & LETTINGS

50 Elm Street
Cheltenham
GL51 9DE



We are pleased to offer for sale this well presented two bedroom extended property situated close to the town centre and a host of local amenities. With off road parking, a spacious layout and large rear garden this property offers great value for money for a first time buyer or landlord investor.

Stepping into the enclosed entrance hall you will find the living room set off to your right, facing the front of the property and leading through to the kitchen at the rear. The kitchen has been extended where it now offers a spacious, open area with tiled flooring flowing round to where you'll find a separate dining area. Access through to the dining area and kitchen can also be attained from the entrance hall. Tucked away to the side of the hall way sits a handy closet for shoes, coats etc., where stairs will also lead you up to the first floor.

Two double bedrooms occupy the upper floor, with the master bedroom being of good size and dual aspects.

The family bathroom is situated on the ground floor and to the rear providing a shower over bath, sink and wash hand basin.





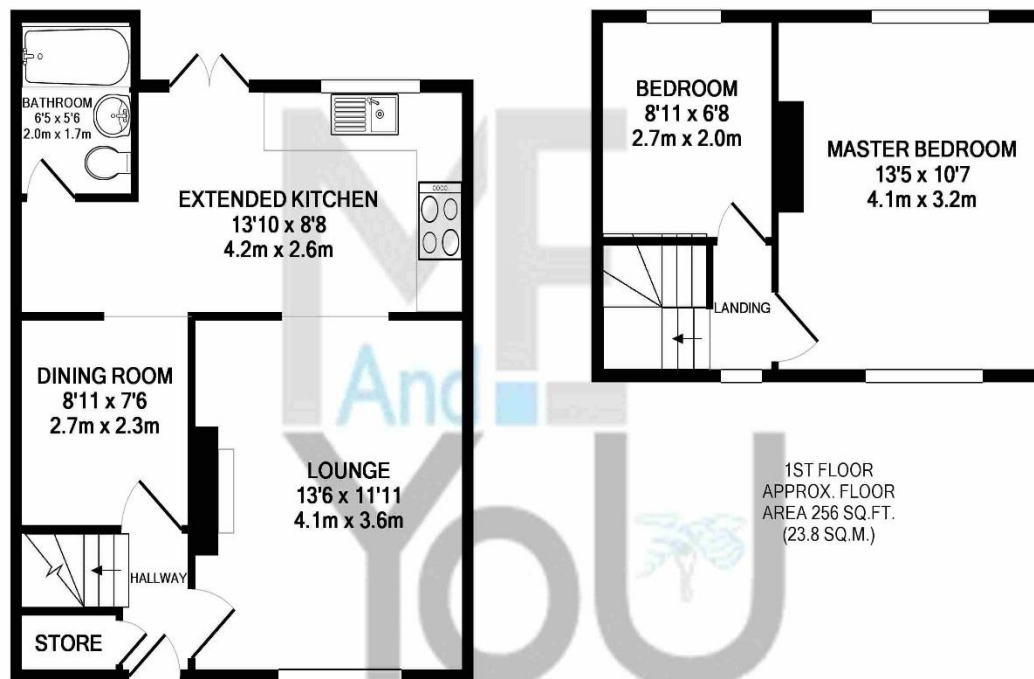
This property benefits with gas central heating and double glazed windows. It has recently been decorated and new carpets have been laid throughout.

The large rear garden has a patio area, brick built storage shed and lawn and you will find to the front of the property off road parking for two vehicles. Situation: Elm Street is located just a stone's throw from local amenities such as the Tesco Superstore and is only a short walk to the town centre. Public transport links are also very close by and the M5 motorway just 2.5 miles away.

Please contact sole selling agents M.E And You Estate Agents to arrange a viewing appointment – 01242 584007.







1ST FLOOR
APPROX. FLOOR
AREA 256 SQ.FT.
(23.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)

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RESIDENTIAL SALES

TOTAL APPROX. FLOOR AREA 697 SQ.FT. (64.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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