

GLENROY.

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YOU
ESTATE AGENTS
SALES & LETTINGS

10 Alstone Avenue
Cheltenham

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A fine example and beautifully presented end of terrace Edwardian property that benefits from a new kitchen and boiler, recently laid carpets, new décor, along with period features in keeping with the properties character. Offered for sale with no onward chain.

As is typical with this style of property, it extends through to the rear considerably providing a spacious family home. To the front, a bay fronted living room sits with an open fireplace and through a partition wall the dining room looks out to the rear. Plush new carpeting is laid throughout the two rooms, continuing out to the hallway.

A spacious, newly fitted kitchen opens to the rear with a gas hob with oven beneath and plenty of space for utilities.

The kitchen is spacious in itself with ample room for a breakfast table and chairs to its rear.

Large French doors open out to the rear, where you'll find a moderately sized garden which is laid with slate chippings and decking. A single garage is also set within suitable for one vehicle.





The first floor is occupied on a split level by three double bedrooms. The large master bedroom overlooks the front with exposed floor boards whilst the second and third bedrooms occupy the middle and rear. All three rooms are served by a modern family bathroom that has been tastefully decorated and tiled throughout. Furthermore, much of the property has been newly decorated with tasteful and neutral colours that will appeal to most.

The property benefits from gas central heating and double glazed windows and doors throughout. You will also find wooden floorboards, tall skirting boards, panelled doors, picture rails and decorative coving.

Situation: Alstone Avenue is just a 10-15 minute walk along St Georges Road to the Promenade. Waitrose and Tesco are just moments away, and for commuters, the train station can be reached on foot in around 10 minutes.

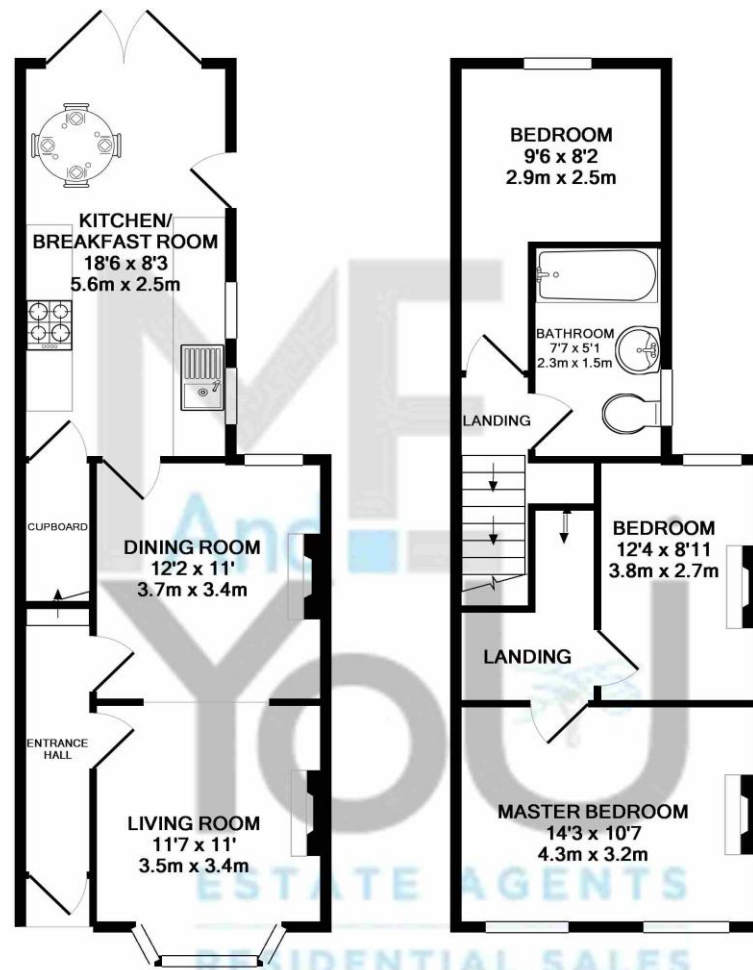
On street parking is to the front of the property and you'll have space for one vehicle to the rear in the single garage.

Viewings are by appointment only through sole selling agents M.E And You Estate Agents – 01242 584007









GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.7 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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