



101 Tennyson Road, St Marks, Cheltenham, GL51 7DF
£259,950 Freehold

Occupying a larger than average corner plot with plenty of scope for extension this character property offers two double Bedrooms, Sitting Room with open fire, Dining Room, modern fitted Kitchen and Bathroom, Cloakroom and lovely Gardens to the rear .There is Parking for several vehicles to the front and a detached Garage. The property is also Double Glazed throughout and benefits from Gas Central Heating.

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Entrance

Entrance porch leading to entrance door to entrance hall, stairs rising to the first floor doors to all rooms.

Cloakroom

Modern suite comprising WC with concealed cistern and shelf over, wash hand basin with cupboard under and mixer tap over, stainless steel heated towel radiator, Slate tiled floor.

Sitting Room

4.24m x 3.48m (13'11" x 11'5")

Exposed floor boards, feature Limestone and Granite fireplace housing open convection fire, French doors leading to the garden, double glazed window to the front, coved cornice, TV point, phone point, single panel radiator.

Dining Room

3.15m x 3.02m (10'4" x 9'11")

Click oak laminate floor boards, recessed fireplace opening with lighting, double glazed window to the front, coved cornice, single panel radiator, archway to kitchen.

Kitchen

3.02m x 2.44m (9'11" x 8'0")

Slate tiled floor, double glazed window over looking the garden, modern fitted eye and base level units with wooden work surfaces and inset sink unit with drainer, mixer tap over and cupboard under, built-in dishwasher, fitted 4 ring gas hob with glass splash back and double electric oven with cooker hood and light over, stainless

steel heated towel radiator, under stairs store cupboard, utility cupboard housing plumbing for washing machine and wall mounted gas fired combi boiler serving domestic hot water and central heating, door to rear porch.

First Floor Landing

Double glazed windows to rear, doors to all rooms.

Bedroom One

4.24m x 3.48m (13'11" x 11'5")

Double glazed window to front and to the side, double panel radiator, exposed floor boards, built-in cupboard.

Bedroom Two

3.78m x 3.45m (12'5" x 11'4")

Double glazed window to front, exposed floor boards, built-in cupboard, double panel radiator, TV point.

Bathroom

2.16m x 1.8m (7'1" x 5'11")

Slate tiled floor, double glazed window to the rear, P shaped bath with glass screen and rain shower with separate riser over, low flush WC, wash hand basin with tiled splash backs and cupboard under, stainless steel heated towel radiator.

Outside

The front garden is enclosed by a brick wall with a raised flower border, the remainder being set out as parking to accommodate several vehicles leading to a single Garage with up and over door, power and light, window and pedestrian door to garden.

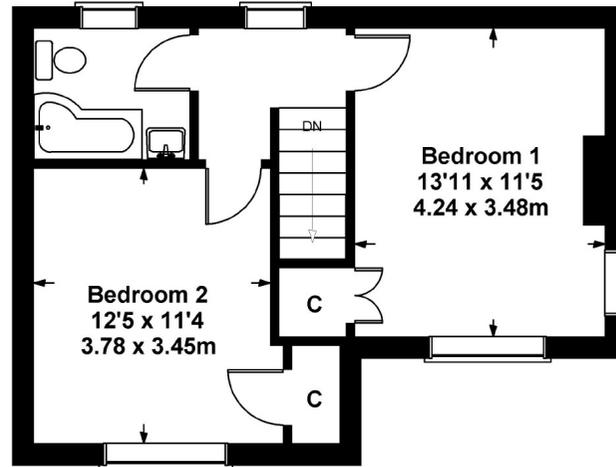
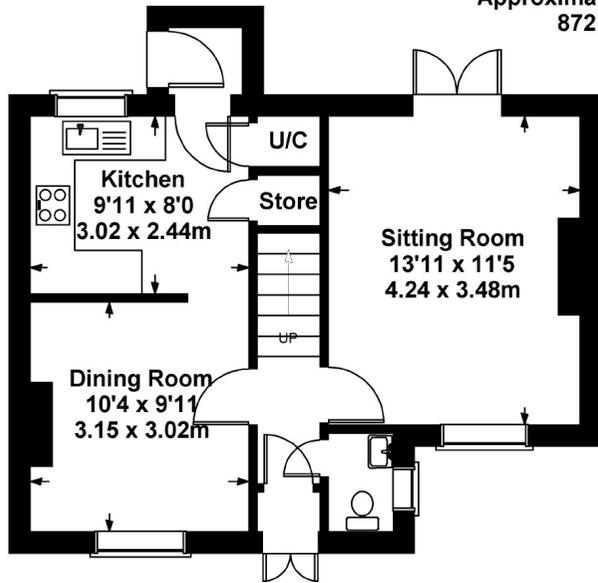
There is gated access to the side leading to the rear garden where patio and decked areas lead to lawns with mature flower and shrub borders leading to a pergola and summerhouse.

HMT has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Approximate Gross Internal Area
872 sq ft - 81 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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