



19 Springbank Grove, Springbank, Cheltenham, GL51 0PQ
Offers Over £220,000 Freehold

An extended family home on a corner plot. The accommodation comprises of Entrance hall, sitting room, separate dining room with inter-connecting doors and kitchen whilst on the first floor the 3 bedrooms are served by a family bathroom. There are good sized low maintenance gardens and off road parking for 2 cars plus an integral garage.

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Entrance

Canopy entrance porch leading to double glazed entrance door with double glazed side panel to the entrance hall. Stairs rise to the first floor, single panel radiator, phone point, cloaks cupboard, under stairs storage cupboard, door to garage, door to;

Sitting Room

4.90 x 2.93 (16'1" x 9'7")

Feature fireplace, TV point, phone point, fold away doors to dining room

Dining Room

3.77m x 2.70m (12'4" x 8'10")

Wooden flooring, single panel radiator, French doors and window overlook the garden.

Kitchen

7.6m x 1.63m (24'11" x 5'4")

Modern range of eye and base level storage units with roll edge work surfaces and tiled splash backs, one and a half bowl single drainer stainless steel sink unit with mixer tap attachment over and cupboard under, plumbing for automatic dishwasher and dishwasher, 4 ring gas hob with cooker hood and light over, space for tall fridge freezer, 2 x double glazed windows to the side, double glazed door to side, laminate flooring through out, wall mounted gas fired boiler serving domestic hot water and central heating.

First Floor Landing

Double glazed window to side, airing cupboard with shelving, access to boarded loft space.

Bathroom

2.75 m x 1.68m (9'0" mx 5'6")

Coloured suite comprising; panelled bath, shower and mixer tap attachment over and tiled splash backs, low flush WC, pedestal wash hand basin with tiled splash backs, shaver point and light, heated towel radiator.

Bedroom 1

2.90m x 3.67m (9'6" x 12'0")

Double glazed window to the rear, single panel radiator, TV point.

Bedroom 2

3.69m x 2.58m (12'1" x 8'6")

Double glazed window to the front, single panel radiator, TV point.

Bedroom 3

2.70m x 2.03m (8'10" x 6'8")

Double glazed window to the front, single panel radiator

Outside to the front

There is off road parking for 2 cars leading to a single garage (16'5" x 7'10") With up and over door, power and light, door to entrance hall.

Outside to the rear

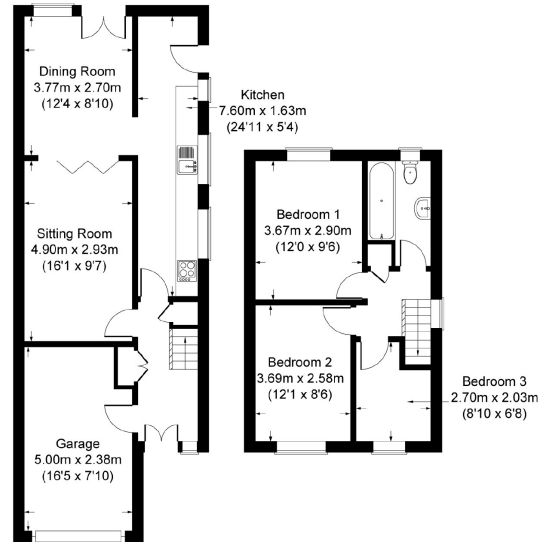
There are low maintenance gardens to the side and rear with gated access to the front. Mainly paved with raised flower and shrub borders and enclosed by panelled fencing.

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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Approx Gross Internal Area 97.70 sq. metres (1052 sq. feet)



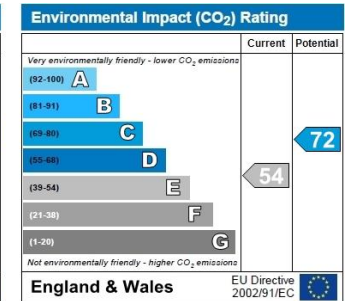
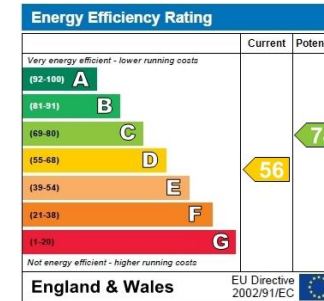
Ground Floor

First Floor

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

All measurements walls, doors, windows, fitting and appliances, their size and location are only approximate only. They cannot be regarded as bring a representation by the seller, not their agent.

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