



6 Winstone, Stanway Road, Cheltenham
£165,000

- 2 BEDROOMS.
- DOUBLE GLAZING.

ENTRANCE
Via UPVC double glazed private front door.

ENTRANCE HALL
Carpet flooring. Stairs to first floor.

LOUNGE/DINER 16'6" X 14'8" (5.03m X 4.47m)
Carpet flooring. Stairs to second floor, wall mounted electric heater. Telephone point and television point. Door to kitchen/breakfast room.

KITCHEN 14'8" X 7'8" (4.47m X 2.34m)
UPVC double glazed window. Tiled flooring throughout. Range of eye level and base storage units with laminate worksurfaces. Ceramic one and half bowl sink unit with mixer tap over. Built in electric hob, oven and extractor hood. Plumbing for washing machine and further appliance space.

FIRST FLOOR

LANDING
Carpet flooring. Wall mounted electric panel heater. Access to part boarded loft space. Doors to bedrooms and bathroom. Storage cupboard housing hot water tank.

BEDROOM ONE 13'6" X 11'3" (4.11m X 3.43m)
UPVC double glazed window. Wall mounted electric panel heater. Carpet flooring. Built in wardrobes. Television point.

BEDROOM TWO 10'5" X 8'0" (3.18m X 2.44m)
Wall mounted electric panel heater. Carpet flooring. Built in wardrobes.

BATHROOM
UPVC double glazed window. Tiled flooring. Heated chrome towel rail. Site including panelled bath with shower over, pedestal wash hand basin and low level W.C. Fully tiled walls. Extractor fan.

OUTSIDE

FRONT OF PROPERTY
Mainly laid to lawn. Patio footpath to private front door.

REAR OF PROPERTY
Communal gardens mainly laid to lawn,

GARAGE ` ()
En-bloc garage with up and over doors,

TENURE
Leasehold

DATE OF PARTICULARS 29.1.18

- COMMUNAL GARDEN.
- GCHQ.

DRAFT PARTICULARS TO BE VERIFIED BY VENDOR,

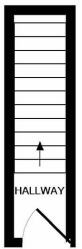
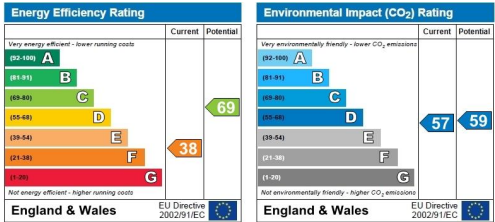
AGENTS NOTE - SHOULD YOUR OFFER BE ACCEPTED

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

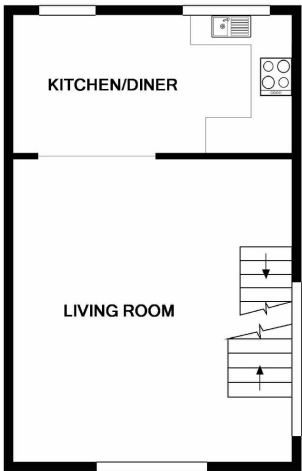
DIRECTIONS

- INVESTMENT OPPORTUNITY.
- FIRST TIME BUY.

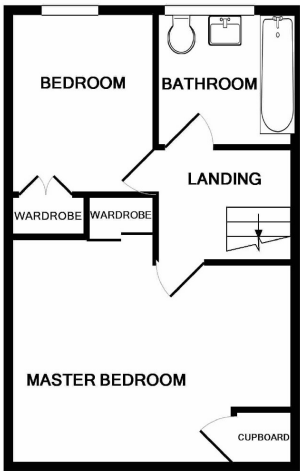
From The Property Centre office head southeast on Bath St toward A46. Turn right onto Oriel Rd/A46. Turn left onto Vittoria Walk. Turn right onto Montpellier Parade. Turn right onto Montpellier Terrace. At the roundabout, take the 2nd exit onto Lansdown Rd. Slight right onto Lansdown Rd/A40. Continue to follow A40. Turn left onto Benhall Ave. Turn right onto Stanway Rd



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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