



THE PROPERTY CENTRE
THE AGENT PEOPLE RECOMMEND

01452 545656



5 BED HOUSE - DETACHED CHELTENHAM ROAD, GLOUCESTER

- Five Bedrooms
- Open-Plan Living
- Two En-Suites
- Dressing Room
- Bi-Fold Doors
- Large Garden
- Fully Renovated
- EPC: E40

Description

UNIQUE, MODERN, STYLISH. This house has been fully renovated and extended by its current owners to provide modern living with no expense spared. Downstairs benefits from lounge, kitchen/dining/family room, games room, utility, walk-in larder and cloakroom. Upstairs boasts five bedrooms, two en-suites, and a family bathroom. Other benefits include double glazing, gas central heating, under floor heating and a large rear garden.

Entrance Hall

5.82m x 4.52m (19'1" x 14'10")

Via double front doors, tiled flooring, under floor heating, double cupboard, stairs to first floor.

Downstairs Cloakroom

1.85m x 1.04m (6'1" x 3'5")

Wash hand basin, low level W.C., extractor fan, tiled flooring, under floor heating.

Study

1.98m x 2.92m (6'6" x 9'7")

Double glazed window to front aspect, tiled flooring, spot lights.

Utility Room

3.61m x 4.14m (11'10" x 13'7")

Double glazed door and window to side aspect, eye level and base mounted units with wooden work tops, tiled flooring, under floor heating, plumbing for washing machine and tumble dryer, double built-in wardrobes, double built-in cupboards, extractor fan, spot lights.

Family/Kitchen/Dining Area

10.24m max x 9.02m max (33'7" max x 29'7" max)

Double glazed bi-fold to side and rear aspects, tiled flooring, spot lights, built-in full fridge and freezer, two ovens built-in with electric hob and Neff extractor fan over. Quartz work tops with a range of matching base and wall units, one and a half bowl stainless steel sink drainer unit.

Larder

4.14m x 1.83m (13'7" x 6'0")

Tilte flooring, base units with quartz work tops, storage space.

Games Room

5.72m x 4.55m (18'9" x 14'11")

Double glazed window to rear aspect and bi-fold doors to garden. Tiled flooring, under floor heating, TV and telephone points.

Lounge

5.33m x 4.98m (17'6" x 16'4")

Double glazed bay window to front aspect, TV point, spot lights.

Landing

Loft access hatch, spot lights, built-in cupboard, doors to all rooms, radiator.

Bedroom One

4.85m x 3.38m (15'11" x 11'1")

Double glazed window to rear aspect, radiator, spot lights, TV point.

Dressing Room

3.05m x 2.26m (10'0" x 7'5")

A range of built-in wardrobes, with shelving, radiator.

En-Suite

Double glazed frosted window to side aspect, tiled floor and walls, double shower cubicle with shower over, low level W.C., wash hand basin inset to vanity unit, spot lights, extractor fan, heated towel rail, under floor heating.

Bedroom Two

2.74m x 5.31m (9'0" x 17'5")

Two double glazed windows to rear aspect, radiator, TV point.

Bedroom Three

4.11m x 3.05m (13'6" x 10'0")

Double glazed window to front aspect, radiator, TV point.

En-Suite

2.72m x 1.14m (8'11" x 3'9")

Double shower cubicle with shower over, wash hand basin, low level W.C., shaver point, heated towel rail, tiled flooring, under floor heating.

Bedroom Four

2.87m x 3.94m (9'5" x 12'11")

Double glazed windows to front and side aspects, radiator, TV point.

Bedroom Five

3.61m x 3.33m (11'10" x 10'11")

Double glazed window to front aspect, radiator, TV point.

Bathroom

3.07m x 2.49m (10'1" x 8'2")

Double glazed frosted window to side aspect, panelled bath, double shower cubicle with shower over, wash hand basin inset to vanity unit, low level W.C., heated towel rail, spot lights, tiled flooring, under floor heating.

Outside

Front Garden

Block paved driveway for several vehicles via electric gates. Gated side access to rear.

Rear Garden

Mainly laid to lawn with patio area, water feature, fences to side and rear aspect.

Directions

Leave our office and turn right at the traffic lights onto Cheltenham Road. Number 37 is towards the end of the road on the right hand side.

Tenure - Freehold

Date Particulars Created 13.02.19

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.

Property Price:

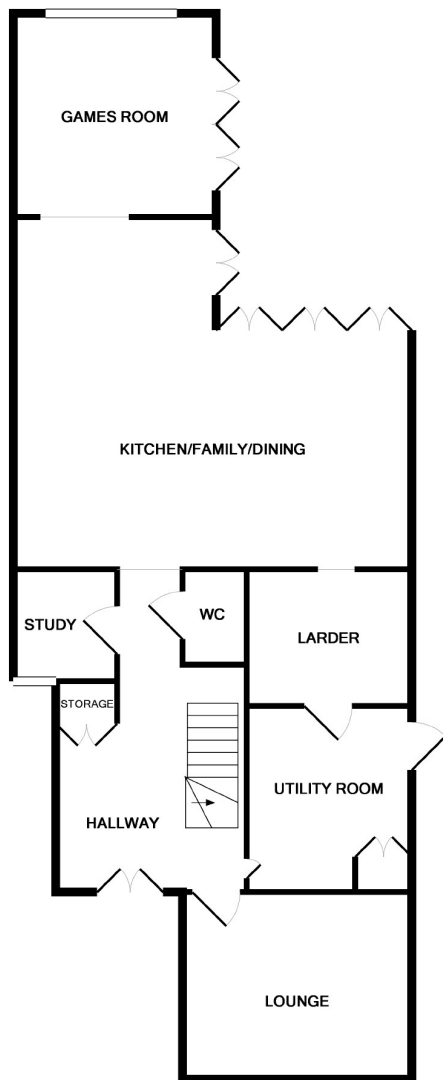
£800,000



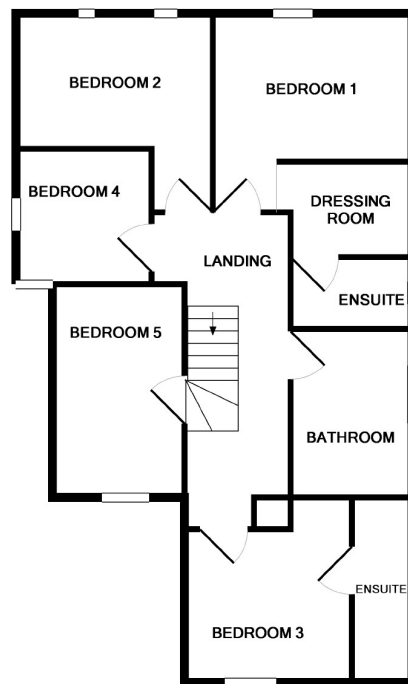


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Open 7 Days a Week

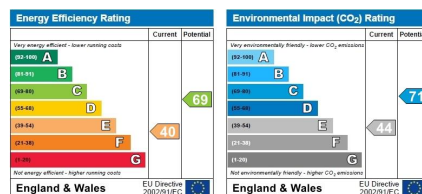


GROUND FLOOR



1ST 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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