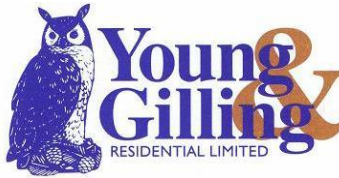


Estate Agents,
Lettings
& Property Management



Land & Agricultural
Acquisitions
Commercial Agents

Dagmar Road, Tivoli, Cheltenham, Glos. GL50 2UG.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.
Preliminary Details



Description: A Well Presented & Refurbished Quality Two Bedroom Semi-Detached House Situated In The Heart Of Tivoli. The Accommodation Comprises Of:- Hallway, Downstairs Cloakroom, Living Room With Dining Area, Large Conservatory & Two Double Bedrooms Both Of Which Have En-Suites. The Property Is uPVC Double-Glazed, Gas Centrally Heated, Has A Gated Driveway, Garage & Courtyard Garden. Available With No Onward Chain Viewing Is Recommended.

Guide Price £250,000



3 Crescent Terrace, Cheltenham, GL50 3PE Tel: 01242 521129 Fax: 01242 533029

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance.

Entrance: Via half opaque uPVC double-glazed entrance door with side panel to:-

Hallway: Half glazed wooden doors to kitchen and living room. Radiator. Stairs up to the first floor. Ceiling coving. Door to:-

Downstairs Cloakroom: Tiled floor. White close-coupled w.c. Wall mounted white wash hand basin.

Kitchen: 15'0 x 6'9 (4.56m x 2.05m) Half opaque uPVC double-glazed door to side aspect. uPVC double-glazed window to front aspect. Range of wall and base units with roll edge worktop. White one and a half bowl sink and drainer unit with mixer tap over. Built in white Bosch double oven and grill. Built in Diplomat four ring gas hob with extractor hood over. Plumbing for dishwasher. Plumbing for automatic washing machine. Further Appliance space. Tiled splash-backs. Inset ceiling spot-lights. Wooden effect laminate flooring. Built in cupboard with shelving. Door to:-



Living Room With Dining Area: 15'10 maximum x 12'5 (4.82m maximum x 3.79m) uPVC double-glazed window to side aspect. Breakfast bar. Two double radiators. Television aerial point. Telephone point. uPVC double-glazed sliding patio doors to:-



Conservatory: 11'4 x 10'11 (3.47m x 3.32m) uPVC double-glazed. Radiator. Tiled flooring. Sliding door to the courtyard garden.



Landing: Doors to bedrooms. Airing cupboard housing Vokera combination boiler. Ceiling coving. Access hatch to loft which is fully insulated to latest standards and is partially boarded, shelving and fully lit.

Bedroom One: 12'5 x 9'10 (3.80m x 3.01m) uPVC double-glazed window to rear aspect. Radiator. Door to:-



En-suite Bathroom: Opaque uPVC double-glazed window to side aspect. Suite comprising:- panelled bath with tiled surround, concertina screen and mixer shower over. Pedestal wash hand basin with mirrored cabinet over and close-coupled w.c. Double radiator. Electric shaver socket.

Bedroom Two: 12'5 x 9'11 (3.78m x 3.02m) uPVC double-glazed window to front aspect. Radiator. Built in wardrobes and shelving. Door to:-



En-Suite Shower Room: Opaque uPVC double-glazed window to side aspect. Built in shower cubicle with folding door. Radiator. Pedestal wash hand basin. Close-coupled w.c.

Outside:

Front: The exterior of the property is low maintenance and is accessed via double gates leading to a tarmacadamed driveway providing off road parking and leading to a garage. A raised border area is interspersed with mature shrubs and it is bounded by wooden fencing and brick walling.

Rear: The low maintenance rear courtyard has been tastefully laid to patio with two decorative coloured gravel areas. It is bounded by wooden panelled fencing and the side of the garage.

Garage: Single garage with up and over door.

Tenure: Freehold

Viewing: By prior appointment through Young & Gilling Residential Ltd., 3 Crescent Terrace, Cheltenham, GL50 3PE. Tel: 01242 521129. Fax: 01242 533029

Email: property@youngandgilling.com or **Internet** www.youngandgilling.com

Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fitments, carpets, furnishings or any other measurable item.

None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

Anti – Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

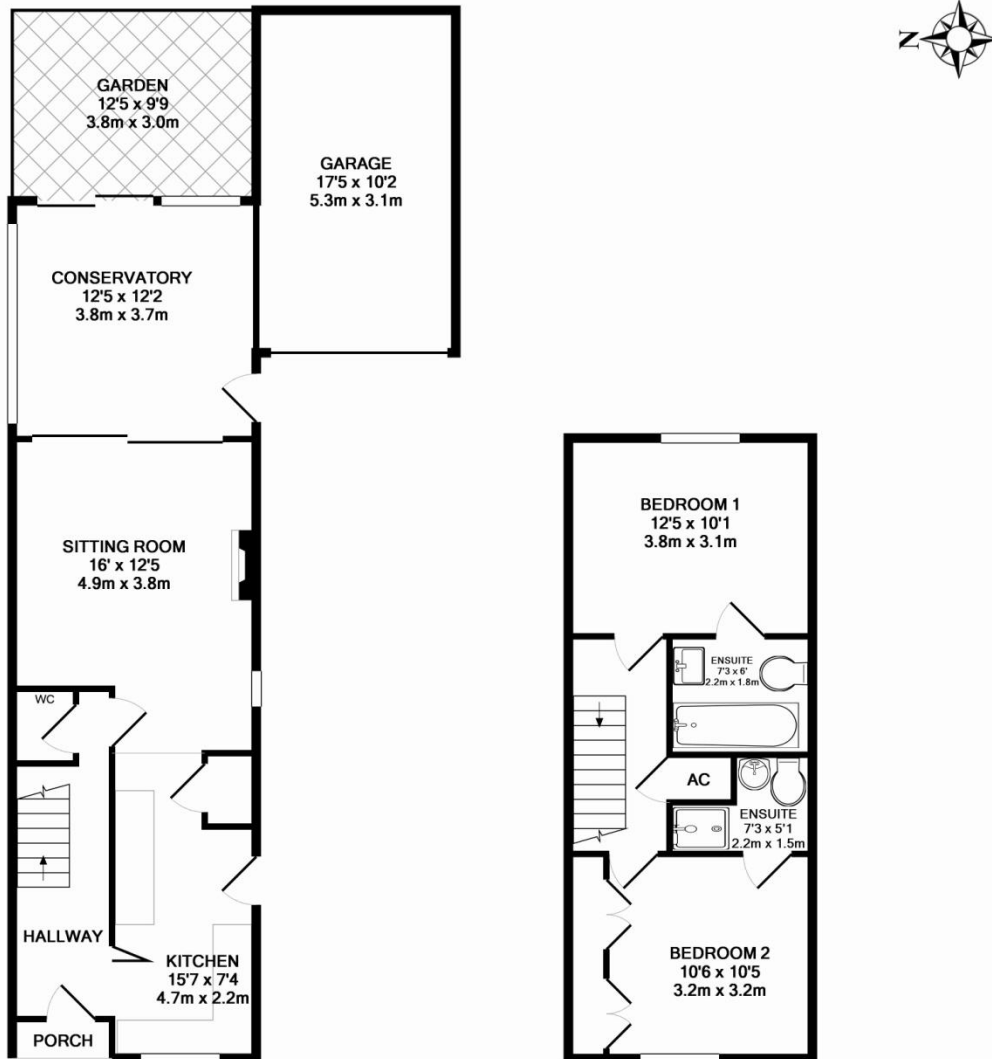
Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Residential Limited are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law.

Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.





GROUND FLOOR
APPROX. FLOOR
AREA 721 SQ.FT.
(67.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1114 SQ.FT. (103.5 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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