



St. Pauls Road, Cheltenham GL50 4EU

£285,000

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This is a very well presented three/four bedroom property situated in the very popular St. Pauls area of Cheltenham. Locally you can walk to the Town Centre, Brewery Quarter and just a stones throw from the university campus. The ground floor consists of two reception rooms, an entrance hall and lastly a well stocked kitchen. The converted basement consists of a bedroom and a separate cloakroom. Upstairs offers two large double bedrooms and a very smart family bathroom. Outside consists of a courtyard garden. The further benefits include no onward chain, gas central heating and permit parking locally. A must view home for a first time buyer or someone looking for an investment close to town.

Freehold

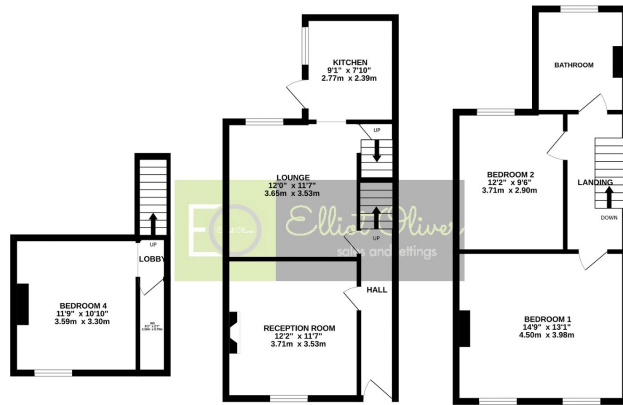
Council Tax Band: B



BASEMENT
172 sq ft (15.9 sq m) approx.

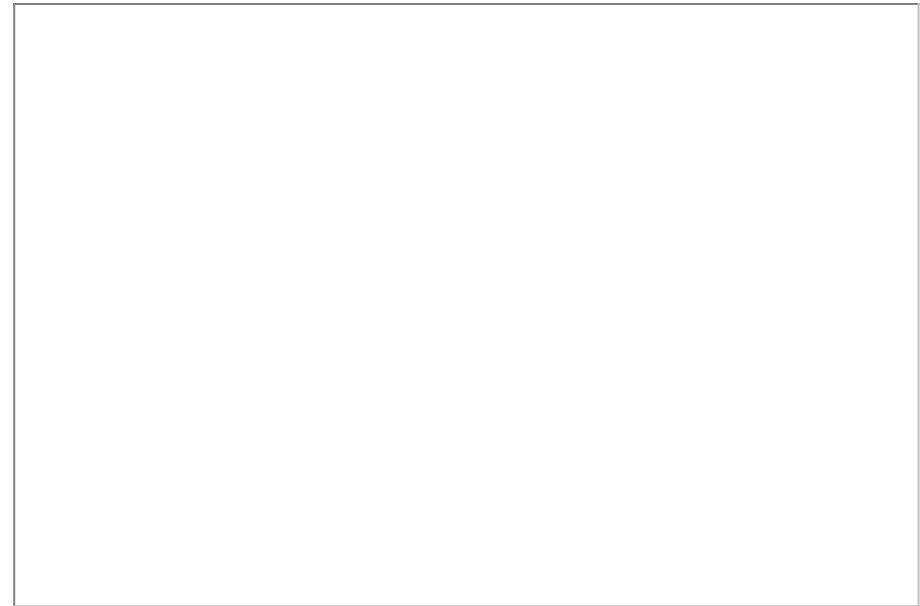
GROUND FLOOR
424 sq ft (39.4 sq m) approx.

1ST FLOOR
439 sq ft (40.7 sq m) approx.



TOTAL FLOOR AREA - 1034 sq ft (96.1 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with Merge3D/3DCC

- Three/Four Bedrooms
- No Onward Chain
- Walking distance to town
- Converted basement
- Town Centre Location
- Perfect first time buyers house
- Gas central heating



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