



Cleeve View Road, Prestbury, Cheltenham, GL52

£270,000

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**MODERNISATION REQUIRED!** This two bedroom, mid-terraced property located in the popular Cleeve View Road area, is less than a mile from Cheltenham Town Centre.

In brief the property comprises of a porch, that leads into the hallway, with stairs leading to the first floor. The open plan lounge/ dining room is to the left hand side with a door leading to the rear. At the back of the property is where the kitchen is located, with another door leading out to the garden and WC.

To the first floor are two double bedrooms and family bathroom.

Externally to the rear, you will find a larger than average garden offering a patio area for seating, perfect for outdoor entertaining, with gated access.

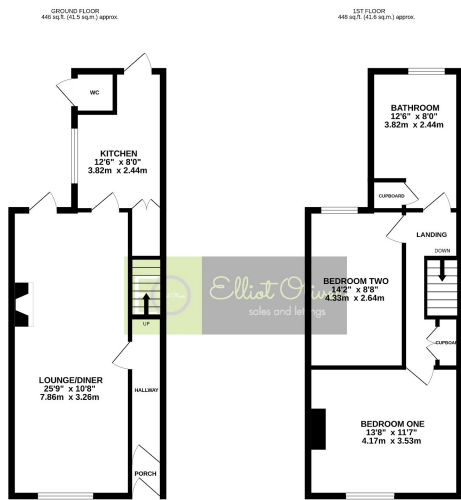
This property has many local amenities which include shops, pubs, restaurants and leisure facilities. It is also within an easy reach of local transport links into the Town Centre and surrounding areas.

Offered for sale with no onward chain, viewing is highly recommended.

Freehold

Council Tax Band: B





TOTAL FLOOR AREA: 699 sq ft (64.6 sq m) approx.  
 While every effort has been made to ensure the accuracy of the above information, measurements are taken from architectural drawings and are not intended to be used for any legal purpose. The purchaser is advised to verify the accuracy of the above information by their own means.

- Two double bedrooms
- Mid-Terraced house
- Modernisation required
- Open plan living/dining room
- Kitchen
- Bathroom
- Large patio garden
- Less than a mile from Cheltenham Town Centre
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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