



**8 Clyde Crescent, Cheltenham GL52 5QD**  
**£215,000**



# 8 Clyde Crescent, Cheltenham GL52 5QD

- Three bedrooms • Utility room • Downstairs bathroom • Potential to put your own stamp on it • Useful outhouse • Garden • Driveway • Open aspect to the front • No onward chain • EPC Rating D56

**£215,000**

## Entrance Hall

Stairs to first floor, radiator, door to;

## Living room

Double-glazed window to front elevation, radiator, gas fireplace, laminate flooring, door to;

## Inner hall

Doors to all downstairs accommodation.

## Kitchen

Double-glazed window to rear elevation overlooking the garden, a range of wall and base units with laminate work surface over, incorporating a one bowl stainless steel sink, space for freestanding gas hob with electric oven and extractor hood over, tiled splash backs, laminate flooring, door to;

## Bathroom

Double-glazed obscure window to rear elevation, bath with shower over, wash hand basin, tiled splash backs, laminate flooring, heated towel rail.

## WC

Double-glazed window to side elevation, WC.

## Utility room

Double-glazed window and door leading out into the garden, door to front elevation, a range of units

and work surface, space and plumbing for washing machine and freestanding fridge freezer, radiator.

## Landing

Double-glazed window to side elevation, access to loft via hatch.

## Bedroom One

Double-glazed window to front elevation, radiator, and two storage cupboards.

## Bedroom Two

Double-glazed window to rear elevation, radiator, and storage cupboard.

## Bedroom Three

Double-glazed window to rear elevation, radiator.

## Outside

To the front of the property, there is a driveway providing off-road parking. There is side access that leads to the rear garden which is low maintenance with a brick-built outhouse.

## Tenure, Services and Local Authority

Freehold.

All mains services are believed to be connected to the property.

Local Authority- Cheltenham Borough Council; Tax Band B- £1,594.17 (2023/2024)



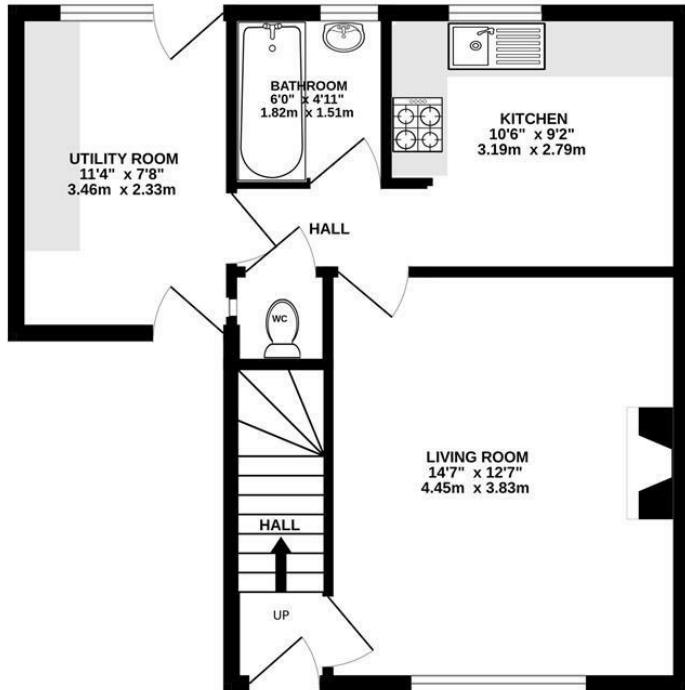
59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

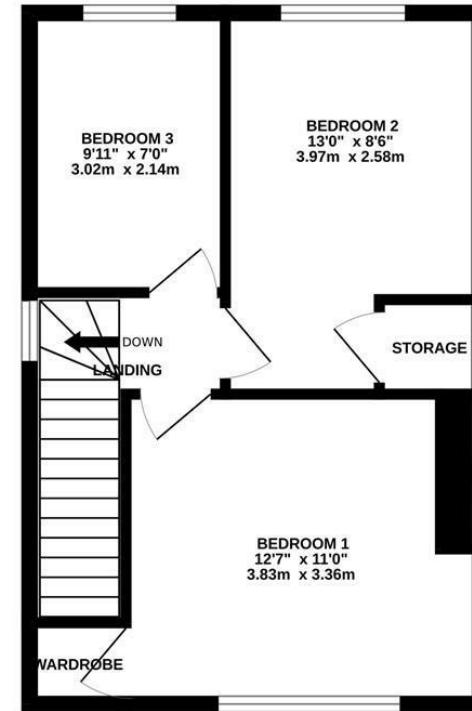
[hucclecote@naylorpowell.com](mailto:hucclecote@naylorpowell.com)  
[www.naylorpowell.com](http://www.naylorpowell.com)



GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2023

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

