



Spenser Avenue, St Mark's GL51 7DX
Price Guide £270,000



Spenser Avenue, St Mark's GL51 7DX

• In need of substantial updating • Spacious accommodation • Front and rear gardens • Cul de sac location • Good size plot • Offering potential • Excellent access to Cheltenham town centre and the M5 motorway • No onward chain • EPC rating G4 • Cheltenham Borough Council Tax Band C- £1,738.24 (2022/23)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

Price Guide £270,000

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

Accommodation

Entrance hall with stairs to the first floor and under stairs storage cupboard. There are two reception rooms, the dining room is currently located overlooking the front of the property and the lounge, which has a gas fire in situ overlooks the rear garden. The good size kitchen is fitted with a range of work surfaces with cupboards and drawers under, wall cupboards, plumbing and space for a washing machine and freestanding cooker, stainless steel sink with mixer tap, and benefits from dual aspect windows to the side and rear of the property. Lobby with door to rear garden and storage cupboard. The first-floor landing leads to all rooms off and has a window overlooking the rear garden. Bedroom one overlooks the front of the property. Bedroom three which could be a dressing room has a window to the front and a door leading into Bedroom two overlooking the rear garden. Bedroom four is a single and overlooks the rear of the property. The shower room has a glazed shower cubicle, low-level flush WC, wash hand basin, and an obscure glazed window to the side of the property. This house offers excellent potential to the discerning purchaser wishing to put their own stamp on it.

Outside

Both the front and rear of the property offer good-sized gardens. To the front of the property is hardstanding offering off-road parking for a couple of vehicles and mature trees and shrubs. The good size rear garden offers

the scope and opportunity to create a good-sized, secluded garden and is currently laid to paving, raised beds, and shrub and flower borders. There is a semi detached garage to the side and a timber garden shed in the rear garden.

Location

Located in the heart of popular St Marks with its tree-lined avenues, on the western side of the town and offering excellent access to GCHQ, the M5, and the A40. Cheltenham town centre lies approximately 1.4 miles away with all the excellent amenities that has to offer including shops, bars, parks, and regular festivals to include jazz, science, and literature.

Tenure, Services & Local Authority

Freehold

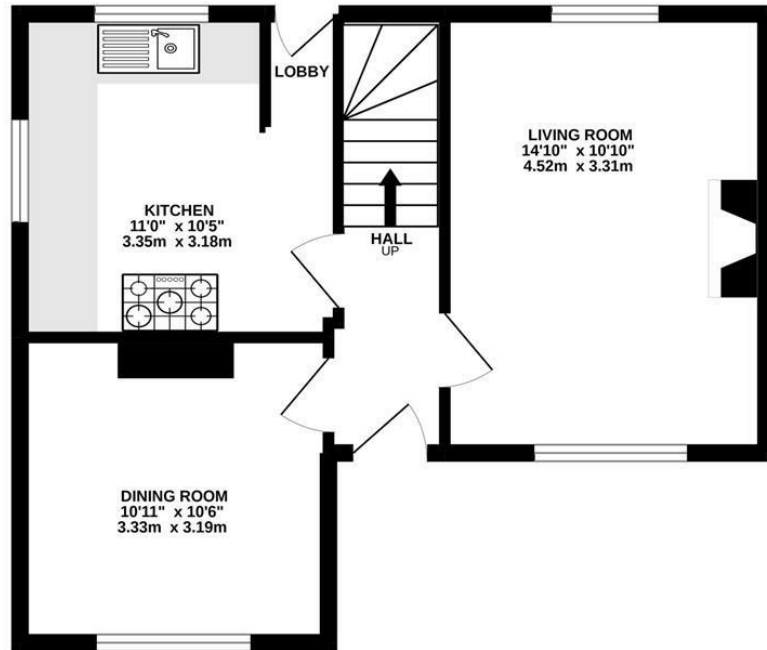
All mains services are believed to be connected
Local authority Cheltenham borough council tax band C- £1,738.24 (2022/23)

Directions

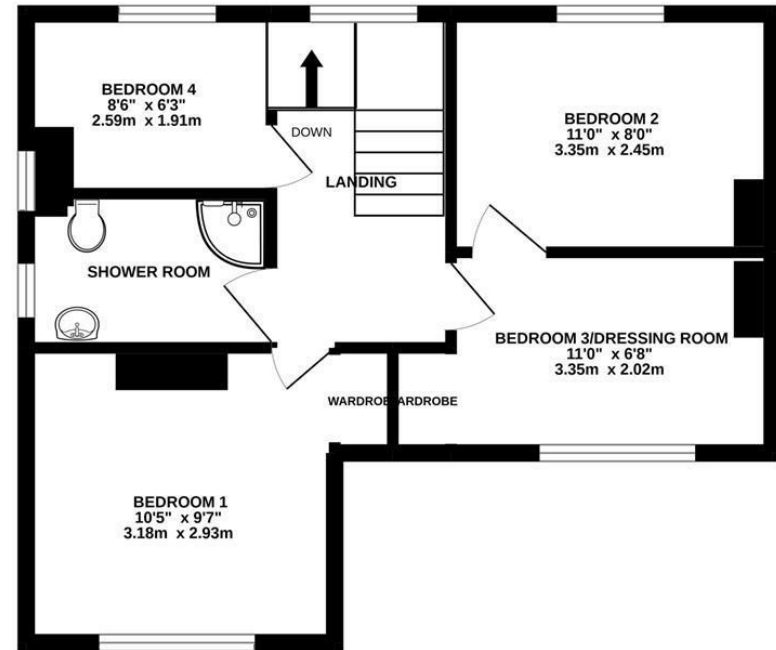
Leaving Cheltenham on the A40, continue on past TGI Friday and then turn right into Tennyson Road, take the first left into Spenser Road and then turn right into Spenser Avenue, the property can be found at the bottom of the cul de sac and identified by our for sale board.



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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 ©2022

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.

