



**Salisbury Avenue, Cheltenham GL51 3BU**  
**£310,000**



## Salisbury Avenue, Cheltenham GL51 3BU

• Chain free • Two double bedrooms • Off road parking • Good sized garden • Sought after location • D66

**£310,000**

### Accommodation

Recessed entrance porch, uPVC double glazed front door leading into the entrance hall with cupboard, access to loft, and doors leading off to all rooms. Living/dining room with fireplace with laminate flooring, door to kitchen, window and French doors onto the rear garden. Fitted kitchen with a range of work surfaces with cupboards and drawers under, wall cupboards, freestanding cooker, stainless steel sink with mixer tap, space for fridge freezer, space for washing machine and wall mounted boiler. Windows to side and rear aspect and door to rear garden. Both bedrooms have windows to the front aspect and bedroom one has built-in wardrobes. Bathroom, comprising panelled bath with shower over, low level flush WC, pedestal wash hand basin and obscure glazed window to the side aspect.

### Outside

To the front of the property the driveway is laid to gravel and concrete with space for three vehicles. There is a side gate allowing access to the rear garden, which is laid to lawn and gravel, with decked area, concrete patio and pathway. Enclosed by timer fencing and a brick

wall, the garden features a variety of shrubs, plants and a raised decking area.

### Location

Located on Salisbury Avenue, a popular road within Warden Hill. Excellent local amenities including shops, a post office, and well-respected primary and secondary schools are nearby. There are regular bus services to both Cheltenham, The Railway Station, Gloucester, and Stroud.

### Tenure, Services and Local Authority

Freehold

All Mains Services are believed to be connected  
Local authority Cheltenham Borough Council,  
tax band C - £1,754.91 (2022/23)

### Directions

Leaving Cheltenham on the A46 Shurdington Road, go straight over the Moorend traffic lights. Turn right at the roundabout into Up Hatherley Way and then right at the mini-roundabout. Continue past Morrisons and follow the road round. Turn right into Salisbury Avenue and the property will be found on the left-hand side with our board outside.



99 Salisbury Avenue, Cheltenham, GL51 3DA

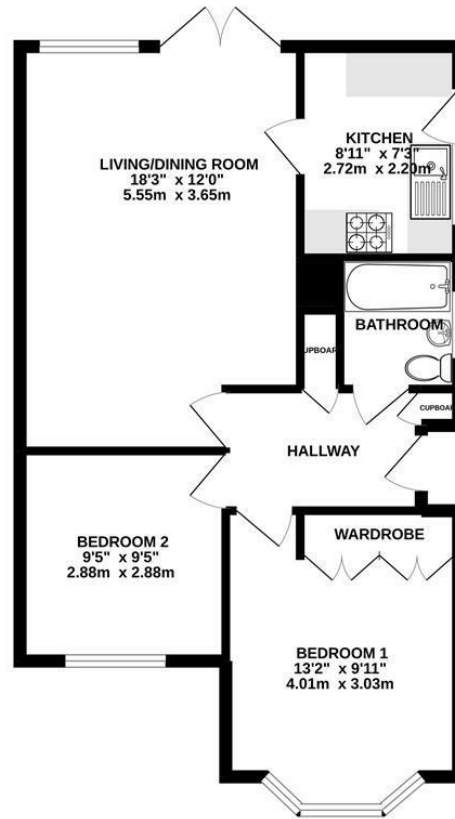
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GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



SALISBURY AVE

TOTAL FLOOR AREA: 598 sq.ft. (55.6 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.  
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