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## **32 Orchard Avenue, Cheltenham, GL51 7LE**

**£300,000**

This THREE bedroom home has been owned by the same owner for the 50 years !  
having recently undergone a renovation it is ready for a new owner(s) **\*\*CHAIN  
FREE\*\***

Situated on a attractive tree-lined road, the location offers easy access to retail  
parks, commuter links, and local amenities, making it ideal for those seeking both  
comfort and convenience.

## Entrance Hall

Sitting Room 11'7 x 11'0 (3.53m x 3.35m)

Kitchen/Dining Room 17'6 x 12'5 (5.33m x 3.78m)

Bedroom 1 13'1 x 10'6 (3.99m x 3.20m)

Bedroom 2 12'5 x 10'3 (3.78m x 3.12m)

Bedroom 3 8'4 x 6'9 (2.54m x 2.06m)

## Bathroom

## OUTSIDE

Bloc paved drive to the front providing ample off road parking leading to the Garage/Store. The rear garden is mainly laid to lawn with garden shed all enclosed.

## Services

Mians drainage, gas central heating.  
Cheltenham Borough Council tax band C

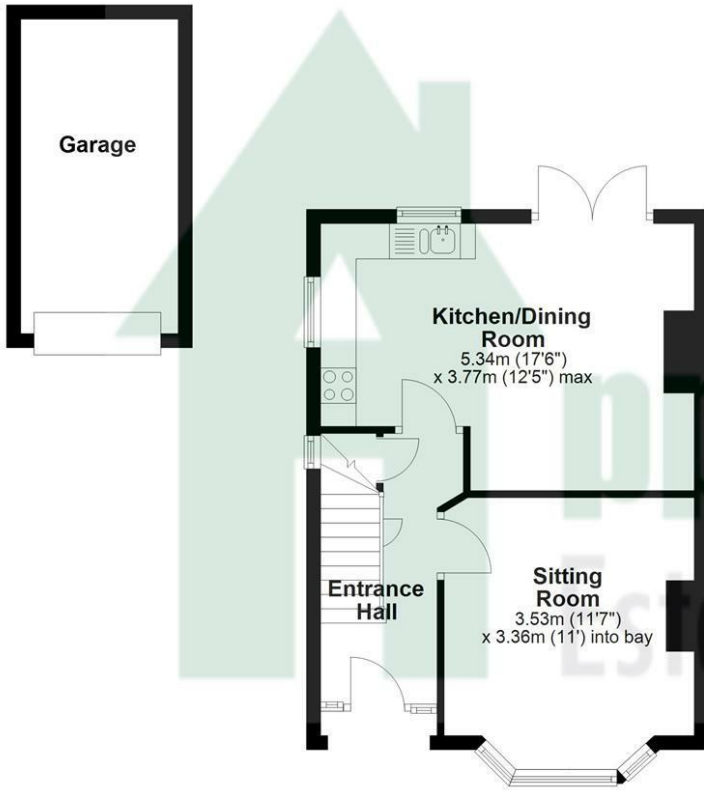
## Tenure

Freehold

# Floor Plan

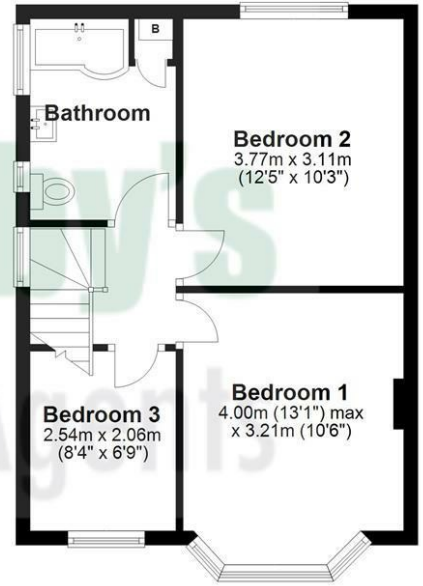
## Ground Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



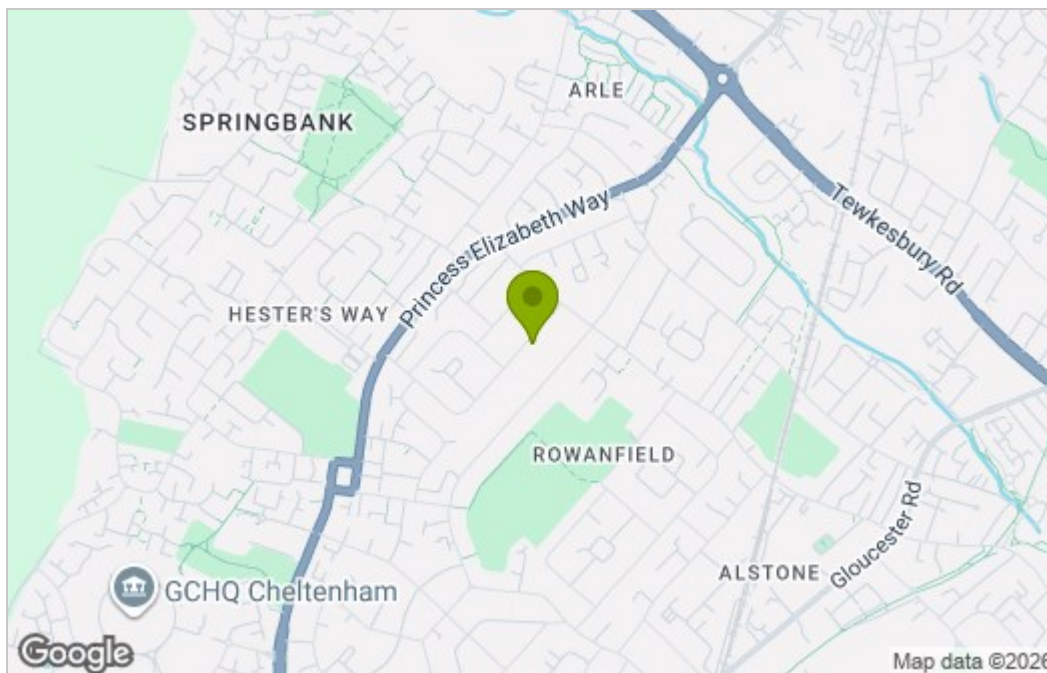
## First Floor

Approx. 39.0 sq. metres (420.3 sq. feet)

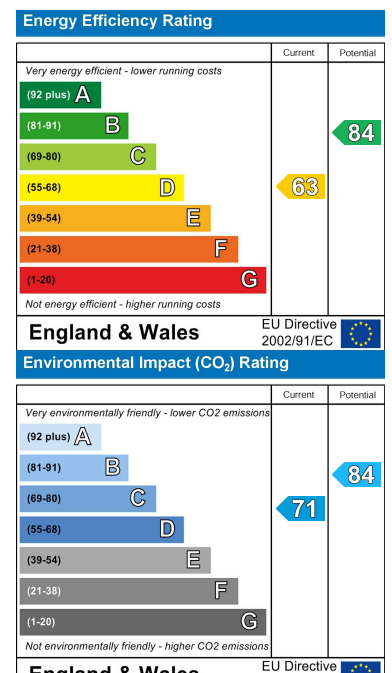


Total area: approx. 78.2 sq. metres (841.7 sq. feet)

# Area Map



# Energy Efficiency Graph



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