

25 BEECHURST AVENUE,
CHELTENHAM, GLOUCESTERSHIRE, GL52 6TY

 Charles Lear



25 BEECHURST AVENUE

Standing in a peaceful cul-de-sac abutting the Cheltenham Cricket Club, this lovely 1930's semi-detached property has had the benefit of a single storey extension at the rear to create an impressive open plan kitchen/dining room with doors to the garden, in addition there is a double sitting room with a wood burning stove and three bedrooms on the first floor.

- Peaceful residential cul-de-sac close to the town centre, local amenities & schools
- Spectacular views over the Cheltenham escarpment and Victoria Cricket Ground
- Extremely well presented and offering bright and airy living accommodation
- Modern fitted kitchen with a breakfast bar and a range cooker and a dining area which adjoins the sitting room with sliding doors into the garden
- Beautifully proportioned 21'9 sitting room with bay window and wood burning stove
- Wide reception hall with cloakroom
- Three bedrooms and a modern family bathroom
- Enclosed and generous south facing rear garden with large garden store and gate into the cricket ground

Peacefully tucked away in a leafy established cul-de-sac with the benefit of a pedestrian gate for access into the Cheltenham Cricket Ground, this stylish property provides generous accommodation tailored for family living. Having been tastefully and thoughtfully updated and extended to create a contemporary living space for all the family to enjoy, the property benefits from an excellent kitchen/dining room overlooking the garden, cloakroom, three bedrooms, a family bathroom, off road parking for two vehicles and an electric car charging point.





SITUATION

Beechurst Avenue is a small peaceful cul-de-sac of mainly 1930's dwellings located off Eldon Road. There are several local shops and a large Sainsbury's supermarket in close proximity whilst the High Street is within a fifteen minute walk. Cheltenham has an excellent reputation for its superior selection of schools two of which are within walking distance of the property, these being Berkhamstead and Holy Apostles Primary Schools. The Promenade and Montpellier are also very easily approached by car or on foot affording a wide range of specialist and bespoke stores, boutiques, restaurants and wine bars.

GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected to the property.

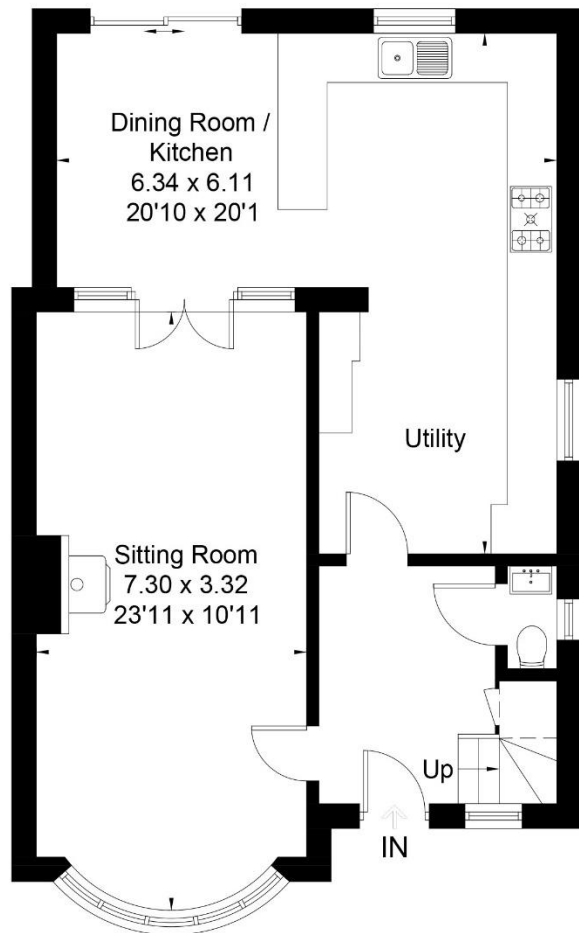
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (D) - £1,955.52 (2022/2023).
EPC Rating:TBC

VIEWINGS


Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

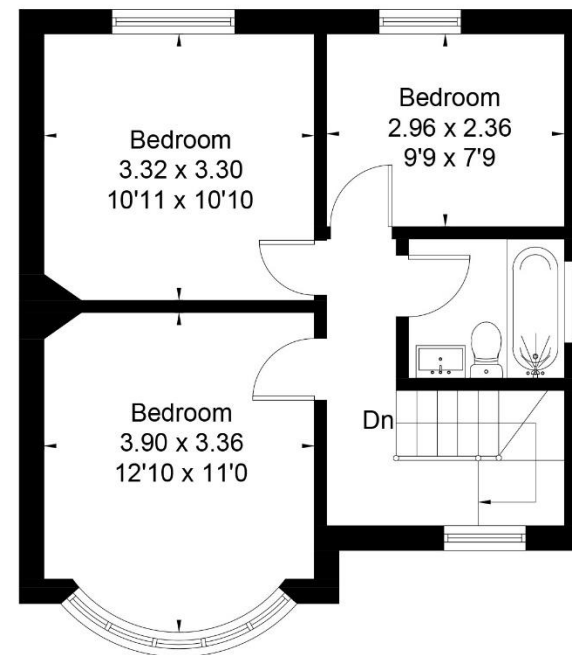


Approximate Floor Area = 103.9 sq m / 1118 sq ft (Excluding Shed)
Including Limited Use Area (0.5 sq m / 5 sq ft)

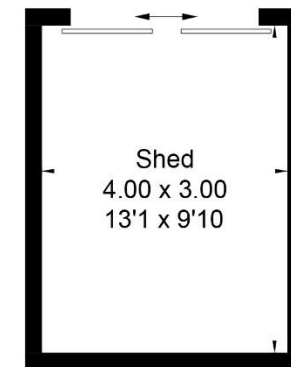


Ground Floor

 = Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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