



Clearwell Gardens
Cheltenham GL52 5GH

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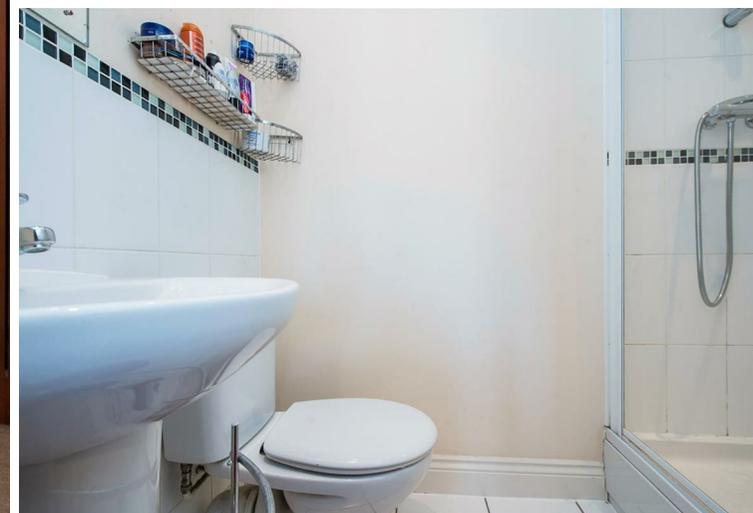


Leaders are pleased to offer with no onward chain, this modern three bedroom end terrace house built in 2007.

On the edge of Battedown, set within this popular residential development, Clearwell Gardens offers potential buyers balanced and spacious accommodation briefly comprising; a small entrance hall leading through to large open plan reception room, ground floor W.C, a modern well equipped kitchen complemented with some integrated appliances and breakfast area, two double bedrooms the master benefitting from an en-suite shower room, a modern family bathroom and further large single bedroom. To the rear is a low maintenance courtyard garden with doors leading out from the breakfast area.

The property also benefits from double glazing, gas central heating and allocated parking to the front. Currently as use as a privately rented property, this property would either suit Buy To Let investors or First Time Buyers.

Local amenities include a large supermarket within walking distance and a short distance a way, a local pub and the Number 1 rated Fish and Chip shop in the UK 2015 and 2016.



Approach

Just off Priors Road, Clearwell Gardens forms part of this modern development of white rendered houses on the edge of Battledown. Set at the beginning of Clearwell Gardens, offering improved access to the local amenities.

Entrance

Accessed via the uPvc front door from the allocated parking on the driveway, the entrance hall helps regulate heat loss from the lounge and also gives access to the ground floor W.C.

Reception Room

Spacious and bright reception room with stairs leading to the first floor. Currently carpeted flooring.

Kitchen

Large modern Kitchen with breakfast area, with a mix of base and eye level units, black laminated roll top worktops, integrated appliances and tiled flooring. There are uPvc patio doors to the courtyard garden to the rear.

Cloakroom

Ground Floor W.C. Neutral suite, with pedestal sink, and toilet.

Master Bedroom

Spacious double bedroom, complete with integrated wardrobes and access to the en-suite shower room. Views from the window look over the courtyard garden to the rear.

En-suite

Servicing the master bedroom, neutral en-suite shower room which could benefit from some minor updating. Tiled floor to ceiling in the shower enclosure and around the close coupled toilet.

Bedroom 2

Good size double bedroom, currently carpeted with views out over the front driveway.

Bedroom 3

Suitable as a single bedroom with integrated wardrobe.

Bathroom

Family bathroom with a white suite, offering toilet, sink and paneled bath with shower attachment.

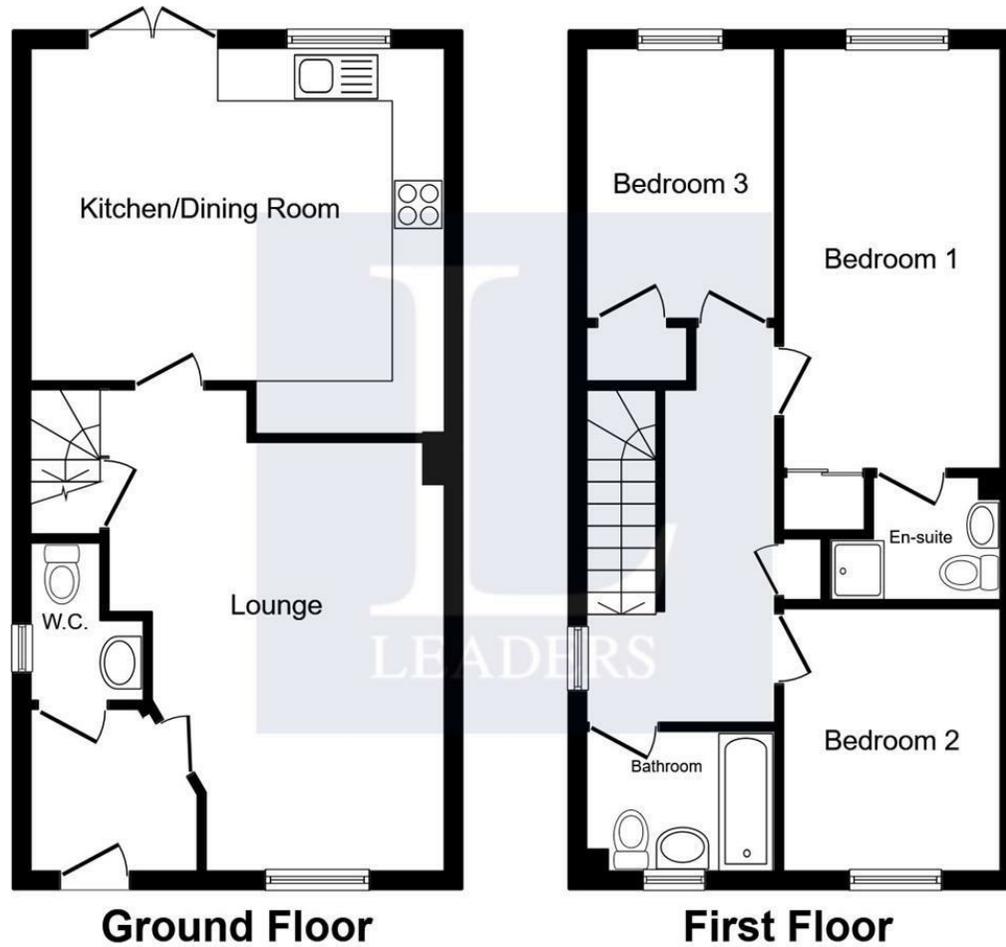
Garden

An ample private courtyard garden to the rear with side access, currently laid to gravel with a patio area. Providing potential to personalise to taste.

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.





Ground Floor

First Floor

Total floor area 90.0 sq. m. (969 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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