



Eldon Road



Nick
GRIFFITH
ESTATE AGENTS

The logo for Nick Griffith Estate Agents features a stylized green house icon with a white 'G' inside, followed by the name 'Nick GRIFFITH' in a bold, sans-serif font, and 'ESTATE AGENTS' in a smaller font below it.

Eldon Road

Cheltenham, GL52 6TX

Guide Price £795,000 Freehold

An exceptional, 4 bedroom, semi detached house with a southwest facing garden, situated in this sought after tree lined road.

Reception hall • living room • magnificent kitchen/dining/family room • cloakroom • 4 bedrooms • 3 bath/shower rooms • driveway • front & rear gardens • workshop & garden store • gas central heating & double glazing

Description

This attractive home has been extended, remodelled and upgraded to exacting standards, creating stylish family living space. The beautifully presented accommodation includes a reception hall, a front and rear bay living room which is open to the magnificent kitchen/dining family room with bi-folding doors to the garden. There is also a rear entrance and downstairs cloakroom. On the first floor there are 3 good size bedrooms and 2 luxury bath/shower rooms, the master bedroom with en suite. One of these bedrooms is currently being used as a TV/reading room. On the second floor, there is a further double bedroom with en suite shower room. Outside, there is a gravelled driveway providing parking for 2-3 cars, a mediterranean style front and side garden, and a southwest facing rear garden with workshop/garden store. Cheltenham Borough Council - Tax Band D.



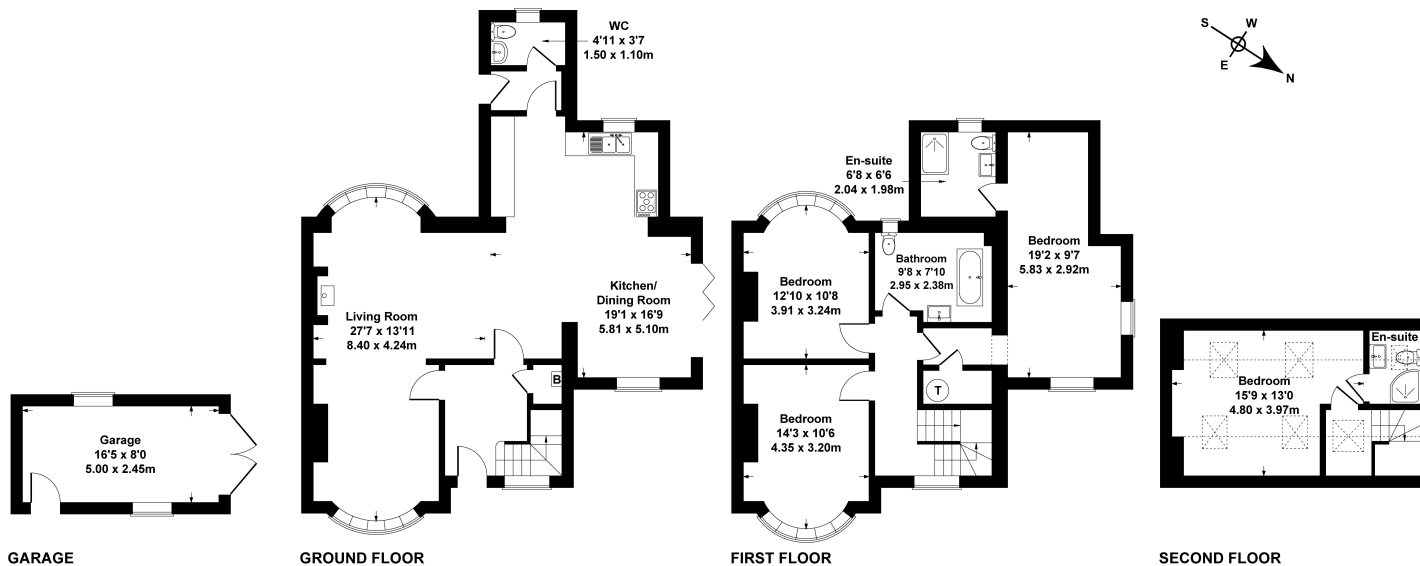


Situation

Eldon Road is a pretty tree lined road just a short distance from the town centre, Pittville and Sandford Parks, Victoria Cricket Ground, the Lido, and excellent schools. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science and literature festivals currently held in Imperial Gardens.

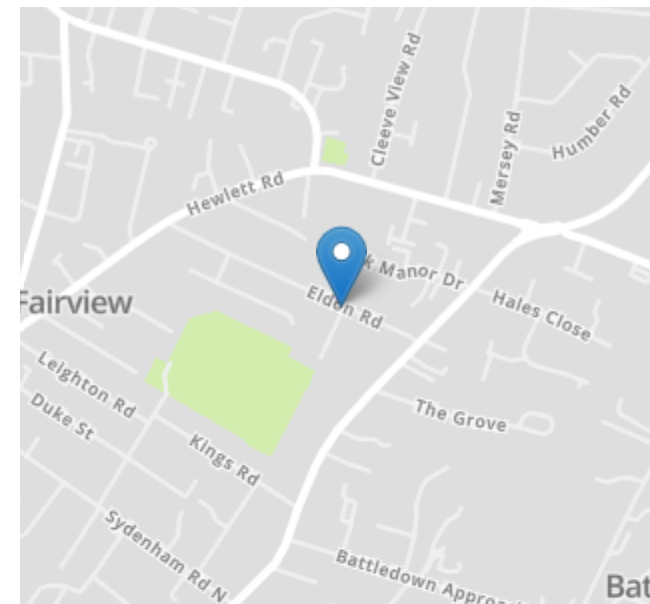
49 Eldon Road

Approximate Gross Internal Area
1873 sq ft - 174 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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