



Aston Grove

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Aston Grove

Cheltenham, GL51 0PS

Guide Price £220,000

A 2 bedroom semi-detached house with garden and driveway, offered for sale with no onward chain.

NO ONWARD CHAIN • entrance hall • living/dining room • kitchen • 2 bedrooms • bathroom • gas central heating • driveway • enclosed garden

Description

An ideal first time buy or investment property, situated in this quiet cul de sac overlooking playing fields at the rear. The accommodation, which is need of some updating, includes an entrance hall, living/dining room with door to the rear, kitchen with a range of appliances, a ground floor bathroom, and 2 good size bedrooms. Outside, there is a driveway providing off-road parking for 1 car, gated pedestrian side access, and a low maintenance enclosed garden. The property further benefits from gas central heating and is offered for sale with no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band C.**
Electricity Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.

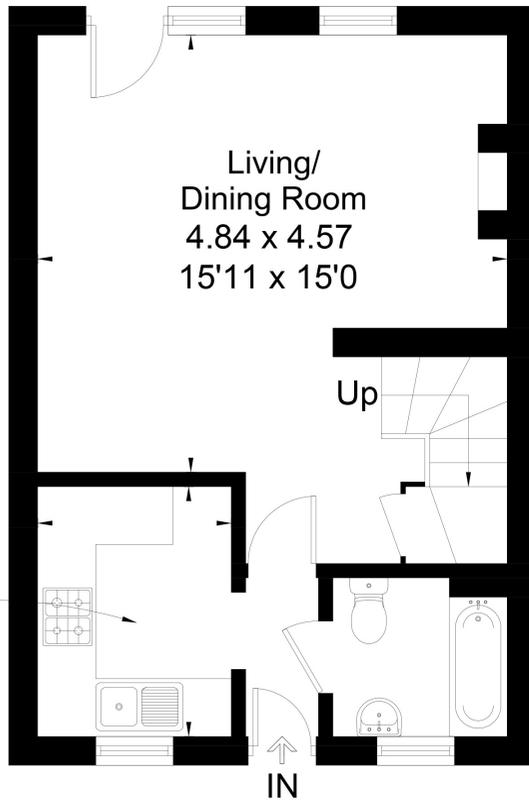




Situation

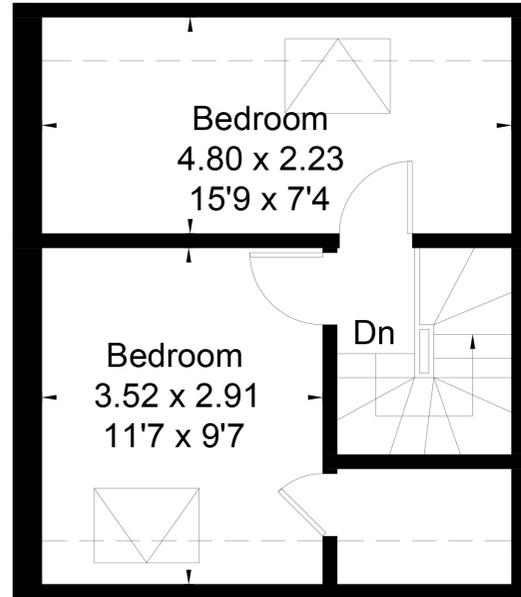
Aston Grove is a small cul de sac, situated in this popular residential location close to GCHQ and excellent road links including the M5, M4 and A417. Also nearby is the railway station with London Paddington just over 2 hours away. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

Approximate Floor Area = 64.2 sq m / 691 sq ft



Ground Floor

[Dashed line] = Reduced head height below 1.5m



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		87
B		
(69-80)	71	
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104012

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