

# 27 Eldon Road

Cheltenham, GL52 6TX

**Perry Bishop**  
and Chambers

the agent who keeps you informed



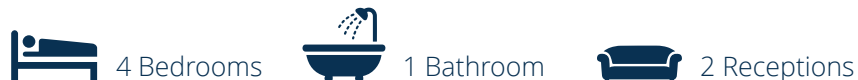
An extended house on a leafy avenue | Four bedrooms | Short walk from town centre  
Splendid kitchen-diner | Ample parking to front of property | EPC D

**£530,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

# 27 Eldon Road

## Cheltenham, GL52 6TX



Located on one of Cheltenham's finest leafy avenues is this substantial four bedroom older style semi-detached home, offering character and contemporary style in a perfect package.

The spacious accommodation provides a great space for families, with a more formal sitting room with an open fireplace to the front of the property. The wow factor is at the rear, with a magnificent kitchen extension that now delivers a fashionable kitchen social space, with second fireplace, overlooking the secluded gardens to the sunny south westerly aspect. With the practicalities of a cloak and utility room and a family bathroom with a separate WC, this is a great and flexible home, minutes from local shops and a major supermarket, with the town centre around one mile away. Additional benefits of this fine home include gas fired central heating, double glazing, off road parking for several cars and a sunny enclosed rear garden.

### Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.





### Directions

From Cheltenham town centre proceed north along Hewlett Road crossing the island at the shopping area. Continue until Eldon Road appears on your right hand side, turn into Eldon Road and then the property can be found a short way along on the right hand side.

### Services & Tenure

The property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### Local Authority

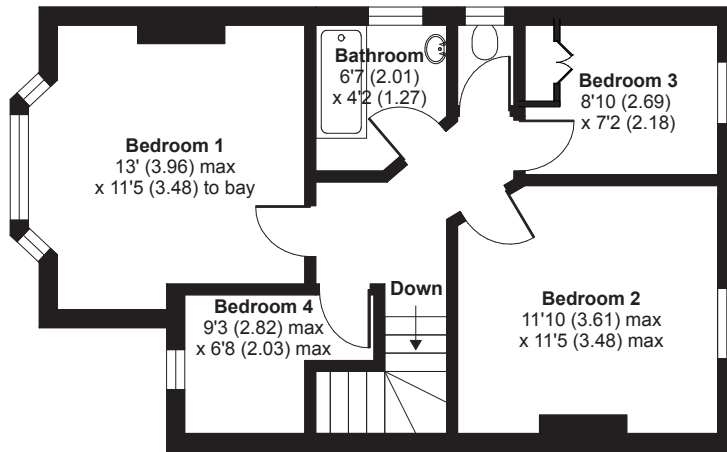
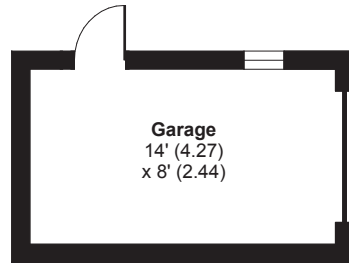
Cheltenham Borough Council

Ref: 81021081/23826/AS

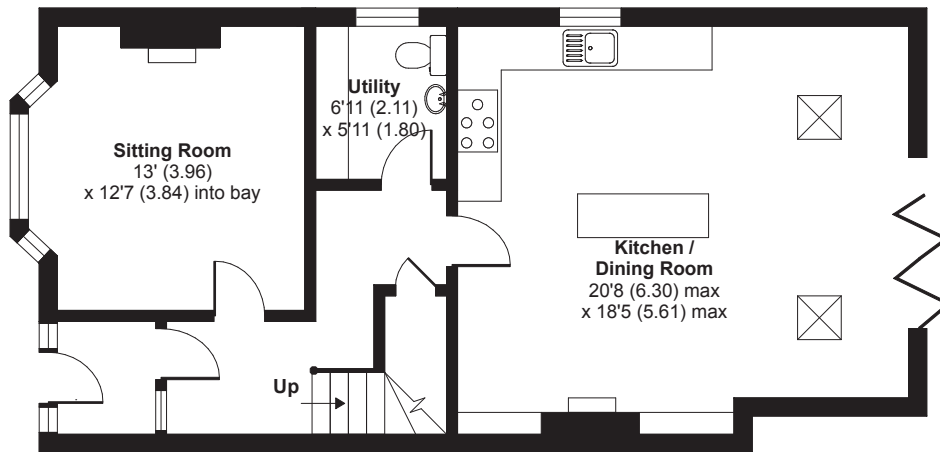


# Eldon Road, Cheltenham, GL52

APPROX. GROSS INTERNAL FLOOR AREA 1377 SQ FT 127.9 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Perry Bishop & Chambers REF : 228066

1 Kew Place, Cheltenham, Gloucestershire, GL53 7NG  
T: 01242 246980  
E: cheltenham@perrybishop.co.uk

[perrybishop.co.uk](http://perrybishop.co.uk)

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.