

38 Oakland Avenue

Cheltenham, GL52 3EP

Perry Bishop
and Chambers

the agent who keeps you informed



An attractive period semi-detached house | Three bedrooms | Separate dining room
Bay fronted sitting room with a fireplace | 19ft fitted kitchen/breakfast room | EPC C

£400,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

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This property is an attractive three bedroom bay fronted semi-detached house situated in a quiet no through road close to good local amenities and schools.

Offering character features its well-proportioned accommodation is arranged over two floors and in brief comprises an entrance hall, a sitting room with bay window to the front aspect and fireplace, a dining room with fireplace and inset storage cupboards into chimney recesses, a good sized fitted kitchen/breakfast room with space for a table and chairs with an attractive period fireplace, downstairs cloakroom. The first floor landing provides access to three bedrooms, a most useful boarded loft room with skylights and a family bathroom with shower over the bath. Additional benefits of this charming period home include gas fired central heating, double glazing, gated side access and a good sized rear garden with patio area.

Amenities

Prestbury has been documented from as early as 899AD and was subsequently recognised in the Domesday book. The name in Anglo Saxon terms means 'priests fortress' possibly taken from The Bishop of Herefords manor house that was known to have stood in the 13th century. Today Prestbury is a modern village with several eating and drinking options as well as a contemporary hair stylists, all alongside a traditional convenience store and butchers. Also on hand are the public footpaths onto the magnificent Cleeve Hill from where there are spectacular views across Cheltenham including the nearby Prestbury Park racecourse, home of the Gold Cup. Just south of the village the property is also within 1 mile of the town centre.





Directions

From Cheltenham town centre head north via Pittville onto Prestbury Road. Passing M&S local take the next left turn for Oakland Avenue, the property will be found on the left hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

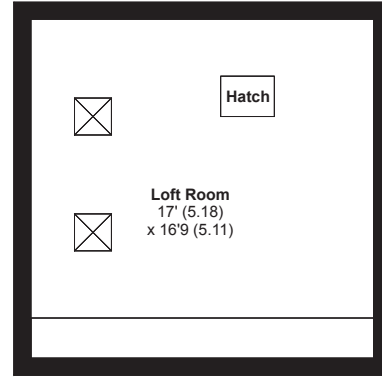
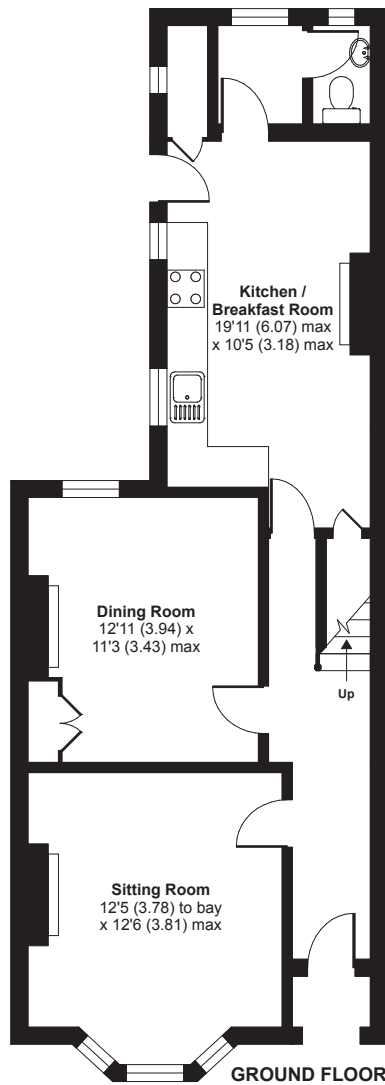
Cheltenham Borough Council

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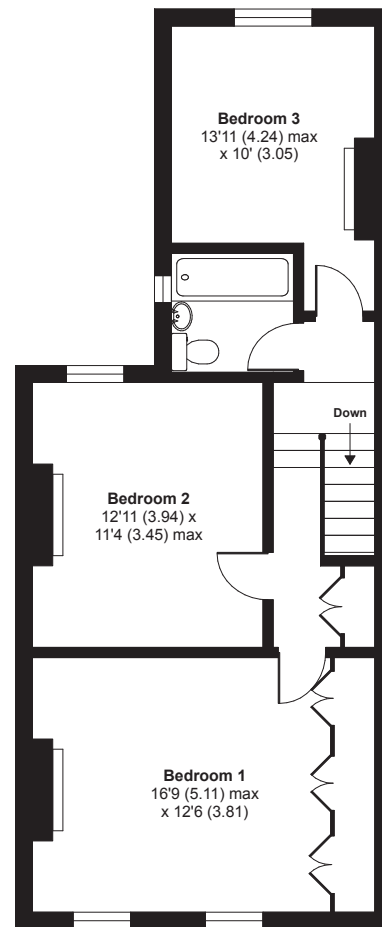


Oakland Avenue, Cheltenham, GL52

APPROX. GROSS INTERNAL FLOOR AREA 1577 SQ FT 146.5 SQ METRES



SECOND FLOOR



FIRST 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.

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