

Oakland Avenue

Cheltenham GL52 3EP



Oakland Avenue, Cheltenham GL52 3EP

This is a characterful, stunning four bedroom detached property which has been extended by the current owners to provide a sizeable family home. The downstairs offers ample space and consists of: three reception rooms, a large kitchen/diner with breakfast bar, separate dining room, utility room, boot room and lastly a cloakroom.

Upstairs consists of three double bedrooms with the main bedroom featuring a stunning en suite and dressing area. The family bathroom also offers a three piece suite with shower over bath. The loft has also been boarded and would offer some great scope for future space (subject to the relevant planning). Outside the pretty gardens are very mature and mainly laid to lawn. Further benefits include a detached garage, gas central heating and off road parking. A must view house in a central location.

Freehold
Council Tax Band: D











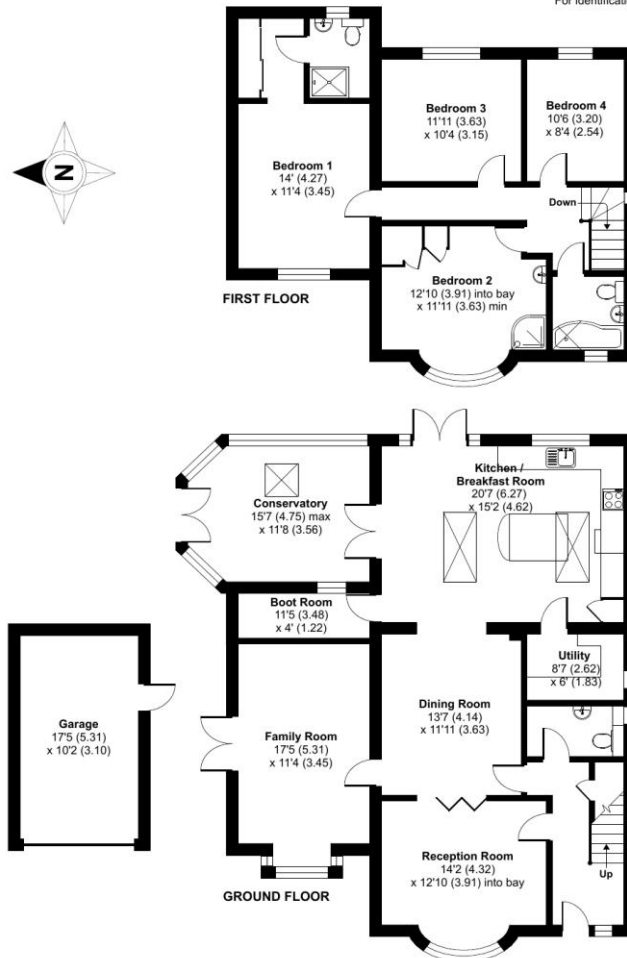
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Approximate Area = 2137 sq ft / 198.5 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 2314 sq ft / 214.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Elliot Oliver Sales And Lettings Limited. REF: 899192

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



OFFICE

101 Promenade,
Cheltenham,
Gloucestershire, GL50
1NW
info@elliotoliver.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements