

**143 Salisbury Avenue**  
Cheltenham GL51 3DG

**Perry Bishop**  
and Chambers

the agent who keeps you informed



Semi-detached property in immaculate condition | Extended at rear |  
Large open plan kitchen/dining/family room | Bay fronted sitting room | EPC C

**£320,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

# 143 Salisbury Avenue

## Cheltenham GL51 3DG



3 Bedrooms



1 Bathroom



2 Receptions

This is an extended three bedroom semi-detached family home presented in excellent condition throughout and located on a quiet residential area, and close to good schools and local amenities.

In brief, the internal accommodation provides entrance hall, bay fronted sitting room, large open plan dining/family room, modern fitted kitchen, and cloakroom on the ground floor. The first floor provides three bedrooms and a contemporary four piece bathroom suite.

There is a well maintained rear garden with patio area and fence boundaries, single garage and ample driveway parking to the front of the property.

### Amenities

Hatherley developed from the late 1950's onwards and is now a sought after and mature location.

A particular attraction is the prized Bournside School, an academy for 11-18 years olds, at primary level school education is available on Lakeside on Hatherley Road and St James which holds an outstanding Ofsted report.

Public transport is available on Hatherley Road and there is a choice of supermarkets and DIY store within 1/2 mile.





### Directions

From Perry Bishop & Chambers office proceed up the Bath Road (A46) until you reach a mini roundabout and take the second exit onto Shurdington Road, continue on passing through a set of traffic lights, take the third right turn into Woodlands Road, continue straight and Woodlands Road becomes Salisbury Avenue, the property can be found on the right 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

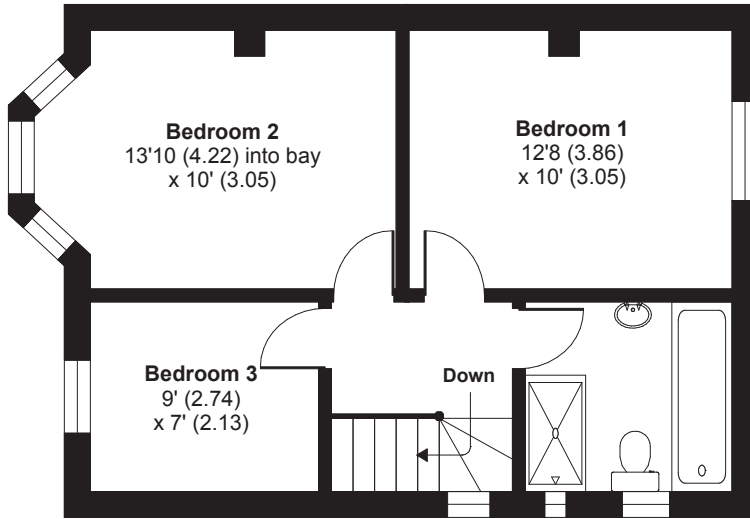
Cheltenham Borough Council

Ref: 71027013/RM

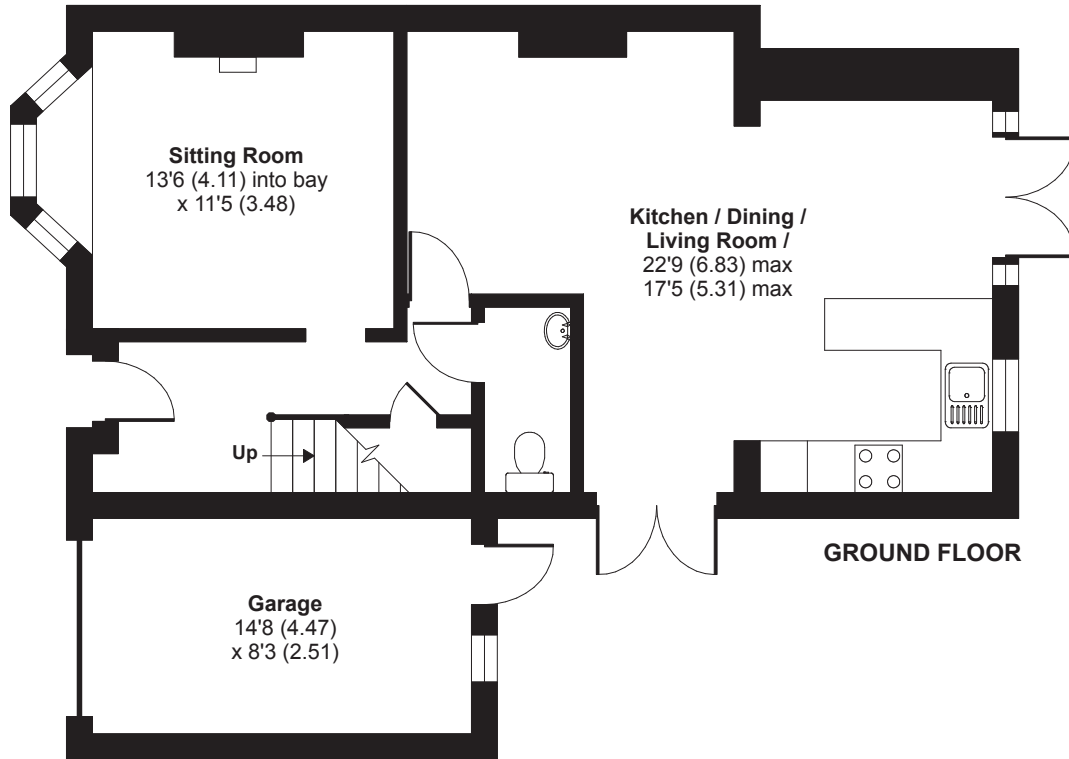


# Salisbury Avenue, Cheltenham, GL51

APPROX. GROSS INTERNAL FLOOR AREA 1202 SQ FT 111.7 SQ METRES



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.

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