



23 Lauriston Park, The Park, Cheltenham, Gloucestershire GL50 2QL

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A spacious three/four bedroom modern town house arranged over three floors, located in a quiet close. Comprising, entrance hall, shower room, rear room, utility room, sitting/dining room, kitchen/breakfast room, master bedroom with ensuite, two further bedrooms and bathroom. Garage. Rear garden (c.34'x18').





A spacious family house arranged over three floors with a sought after residential district close to facilities.

Stepping into the house on the ground floor, the entrance leads to a wide hall with stairs rising to the first floor. This floor features a shower room, utility room and a rear room with door leading into the enclosed rear garden.

The first floor contains a generous 'L' shaped reception room with enough space for separate dining and seating areas. There is also a kitchen with breakfast area and double doors opening onto a Juliet balcony.

The second floor is occupied by the principal bedroom with ensuite shower room, two further bedrooms and a family bathroom.

The property includes an enclosed rear garden (c.34'x18') with two sitting out areas. There is also a garage with personal door to the entrance hall.

The house is being sold chain free.

General

Tenure: Freehold

Services: All mains services are believed to be connected.

Local Authority; Cheltenham Borough Council.

Council Tax: Band E.

EPC: C (69/83)

Parking: Garage and off street driveway parking.

Heating: Gas fired central heating to radiators.

Windows: uPVC framed double glazed windows.

Title Number: GR262030





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Approximate Gross Internal Area 1640 sq ft / 152.4 sq m (including garage & external cupboard)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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