



## **Newton Road, Cheltenham, Gloucestershire, GL51 7QY**

### **£169,950 Asking Price**

ME And You are delighted to offer for sale with NO ONWARD CHAIN this spacious three bedroom property that comes in fine order and presents itself as a blank canvas for its next owner.

The ground floor is comprised of an enclosed entrance hall with stairs to the first floor, generous living room to the front of the property and a well-proportioned open plan kitchen and dining area situated to the rear. This space is expansive with flooring laid with tiles throughout. Sliding glass patio doors provide access to the large and enclosed rear garden from here. To the side of the property and with access from the kitchen you will find an additional room that has been enclosed and finished to provide a number of additional uses. Enclosed within you will also find an original brick unit housing a WC, which would have been, at one time, outside.

The first floor is comprised of family bathroom with mains driven shower bath, toilet and wash hand basin all finished in white with wall tiles to match, generously proportioned master bedroom, second double bedroom and a large single room at the front of the property. The master and second bedroom benefit from built in wardrobe space for storage.

The stairs occupy a stair lift that if not required will be removed upon sale. Windows and doors are all double glazed and the property benefits from gas central heating provided by a fully maintained Worcester combination boiler. This property would benefit from some minor modernisation such as new carpets and the usual decoration and if desired will provide its next owner with scope for expansion or development.

To the front of the property you will find off road parking adequate for a number of vehicles enclosed by a wall and as mentioned, to the rear an expansive garden laid mostly with grass and a block paved patio area.

Registered Company No. 9423120

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[www.meandyouestateagents.co.uk](http://www.meandyouestateagents.co.uk)

Newton Road is close to local shops and amenities, has convenient public transport links and is ideally situated for access to the M5. This is a property that provides a perfect opportunity to place your own stamp on it and with no onward chain, it is suited for a quick transaction.



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