



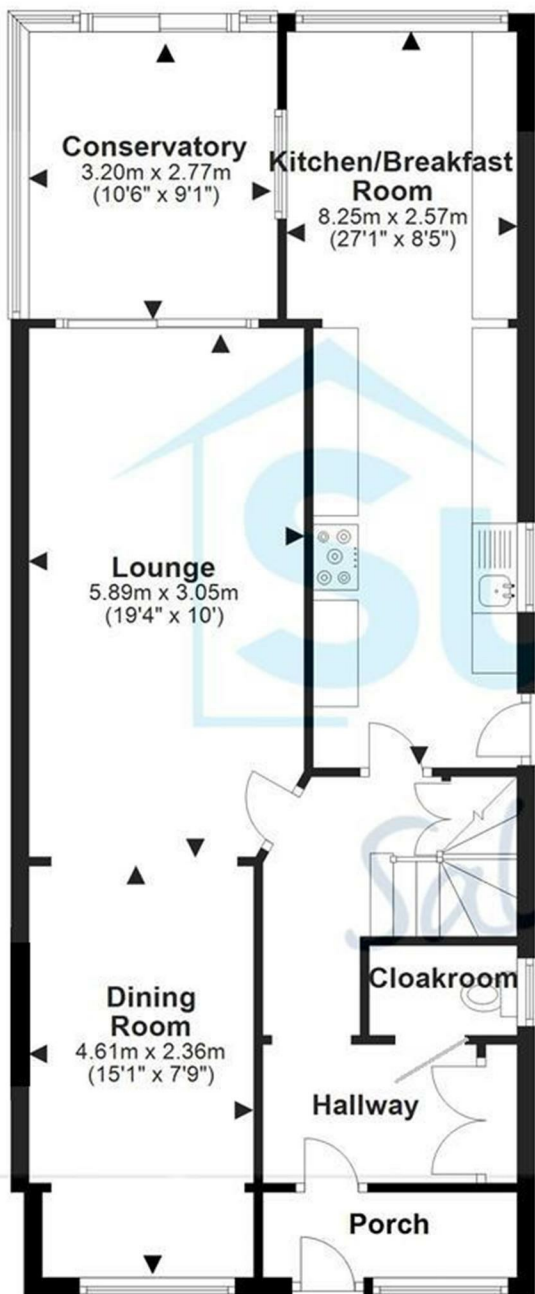
A wide-angle photograph of a modern living room. In the foreground, a large grey sofa is adorned with several black and white patterned cushions. A large, rectangular rug with a complex, abstract pattern in shades of yellow, brown, and grey lies on the floor. To the right, a curved grey sofa faces the main one. In the background, a white-framed glass door leads to a blue-walled room. A large mirror hangs on the wall above the main sofa. The room is well-lit with recessed ceiling lights. A fireplace with a wooden surround is visible on the right side of the frame.

Village Road
Cheltenham

£375,000

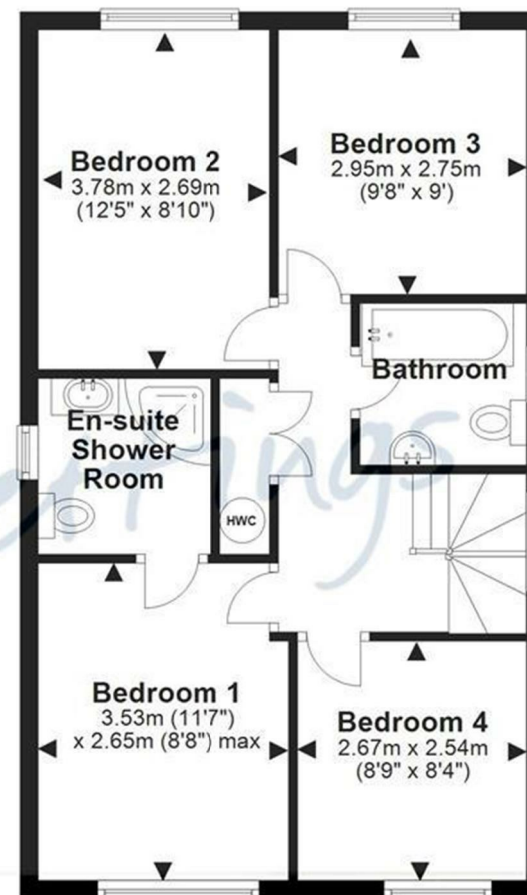
Ground Floor

Approx. 76.1 sq. metres (819.0 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.3 sq. feet)

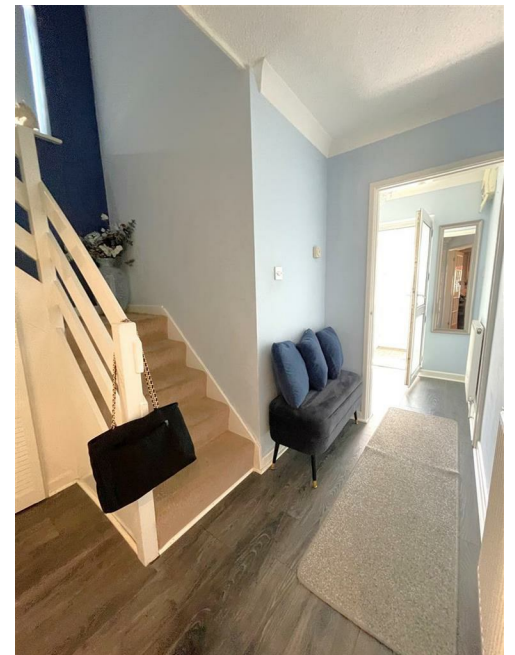
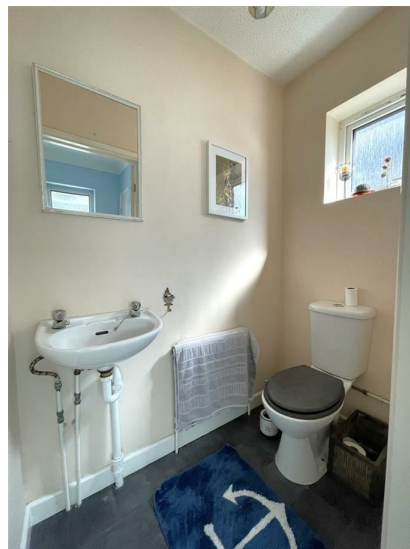
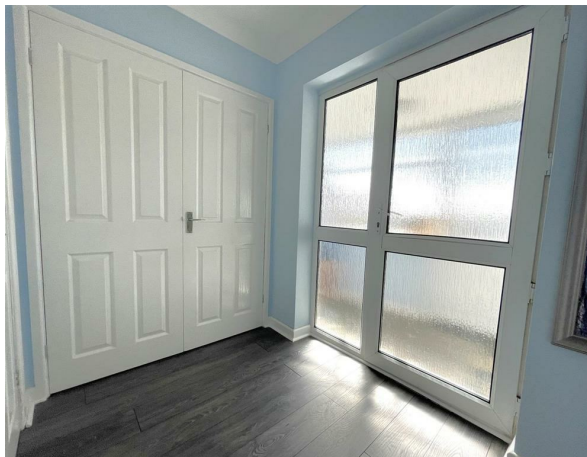


Total area: approx. 127.8 sq. metres (1375.2 sq. feet)

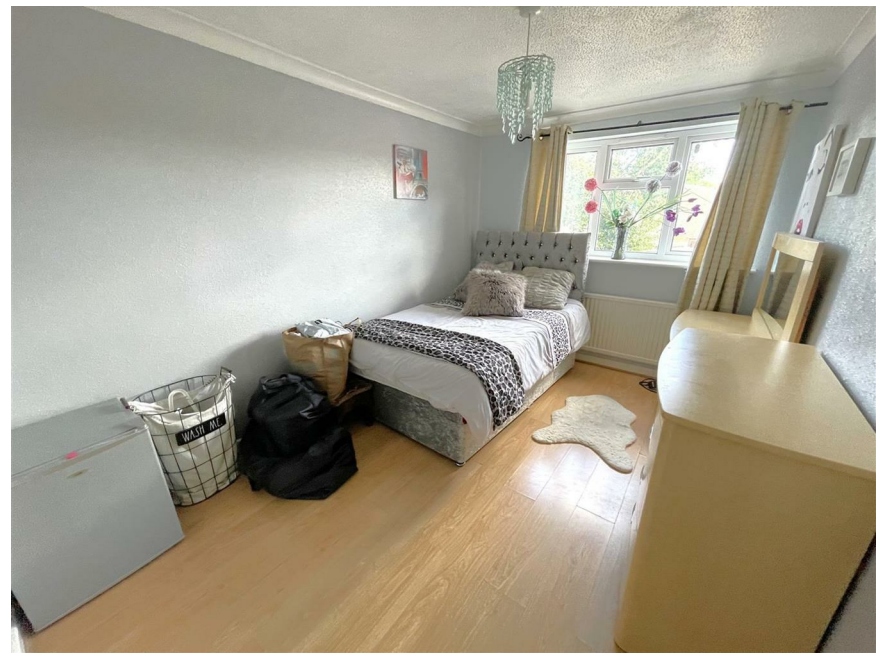
Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

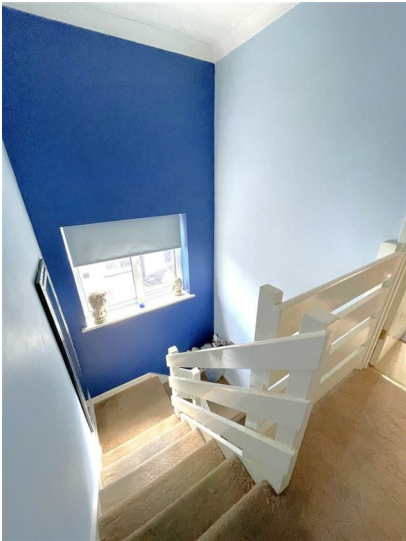


A fantastic DETACHED FAMILY HOUSE with spacious accommodation, which is gas centrally heated and double glazed. Not only are there FOUR DOUBLE BEDROOMS and TWO BATHROOMS but there is an entrance porch, entrance hall with double storage cupboards, ground floor cloakroom (wc), large living room open to dining room (with study area), a conservatory and not forgetting the family size kitchen/breakfast room, there is also a large linen cupboard on the landing. Honestly this property is bigger than it looks and excellent value for money. Added to this is the driveway with off road parking for around 4 cars and the c. East facing rear garden which is private and has rear pedestrian access. This property is ideally situated for the A40, M5 North and Southbound and has all the comprehensive facilities of the retail parks with easy reach. MUST BE SEEN











Cheltenham Borough Council COUNCIL TAX BAND D

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Local Authority		Council Tax	
Gloucestershire		Band:	D
		Annual Price:	£2,258
Conservation Area		Flood Risk	Medium
No		Plot Size	0.07 Acres
Floor Area		Broadband	
1,259 ft ² / 117 m ²		Basic	3 Mbps
Mobile Coverage		Superfast	39 Mbps
EE		Ultrafast	1800 Mbps
Vodafone			
Three			
O2			
Satellite / Fibre TV Availability			
BT			
Sky			
Virgin			

