

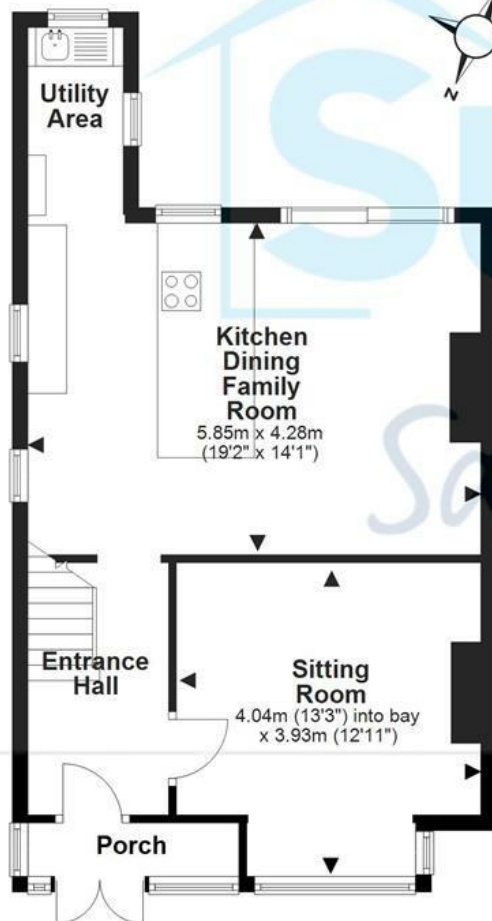
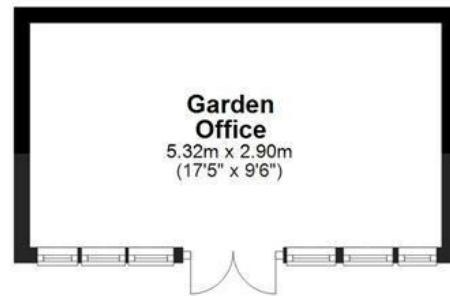
WESTBOURNE SHURDINGTON ROAD, CHELTENHAM, GL53 0NJ

ASKING PRICE £535,000

FREEHOLD - CHELTENHAM BOROUGH COUNCIL D

Ground Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



Total area: approx. 99.6 sq. metres (1072.3 sq. feet)





Stunning and larger than it appears period semi-detached house with so many features - both character and modern!

There is a wide entrance hall, living room with box bay window (excellent double glazing) and a wood burner!

A delightful open plan kitchen/dining/family room with double glazed French doors to the covered patio and another wood burner.

On the first floor there is a good sized landing with storage, family bathroom and
THREE BEDROOMS - 2 doubles and a good size single - both bedrooms to the front have lovely views with glimpses of the Malverns.

Other features:-

Large rear garden with 18ft insulated garden office with cat 6 network cable

Driveway with parking for at least 4 cars

7kw EV charger.

Built-in mosaic tiled hot tub,
a wood fired brick pizza oven
large patio seating area.

Covered car port.

Honeywell Evohome system installed to allow the temperature of each room to be individually set throughout the day.

The High School Leckhampton is only a short walk away, with several good primary schools also in the area.

MUST BE SEEN









The property is found in a most popular district of Cheltenham being within a mile or so of the cosmopolitan and bustling Bath Road, Leckhampton facilities with its extensive range of shops, cafes, pubs and eateries. Leckhampton Hill is surprisingly only a matter of a mile and a half or so in the opposite direction.

Cheltenham Town Centre is found around just around 1.5 miles or so distant and renowned for the Festivals which include the Literature, the Jazz Festival, Science Festival and the Food and Drink Festival; many of which are held in the historic Town Hall and its beautiful Montpellier Gardens together with the Everyman Theatre.

Cheltenham is also home to the Cheltenham Gold Cup Festival held at Cheltenham Prestbury Park Racecourse.


There is also access readily available for the A40 Gloucester, M5 Motorway (North and South), Swindon and Cirencester etc.

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(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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