

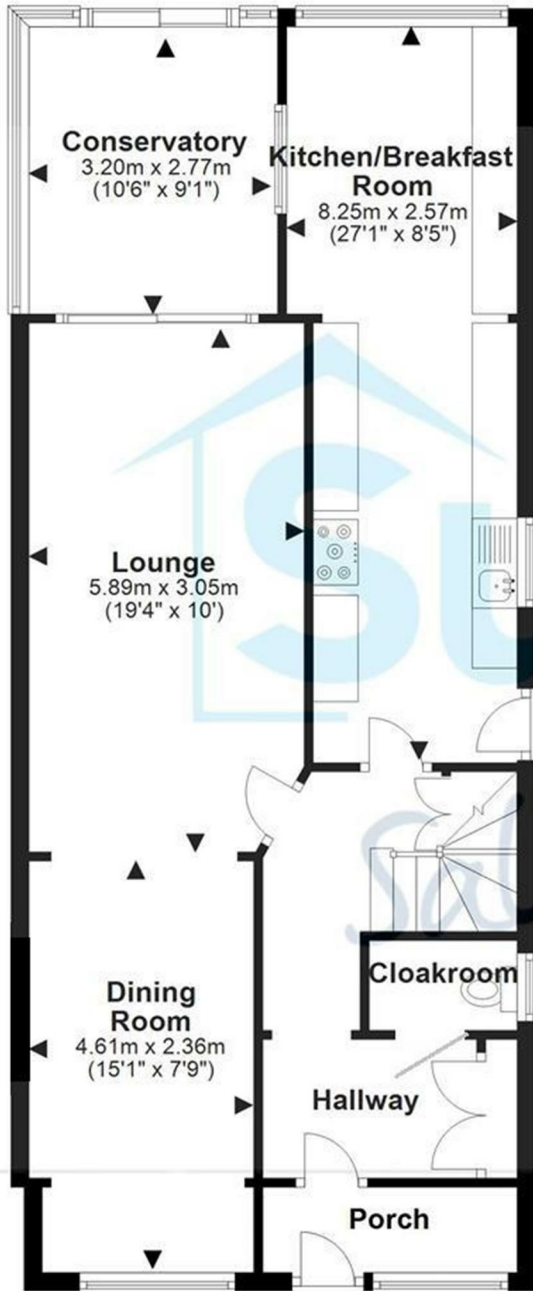


Village Road
Cheltenham

£375,000

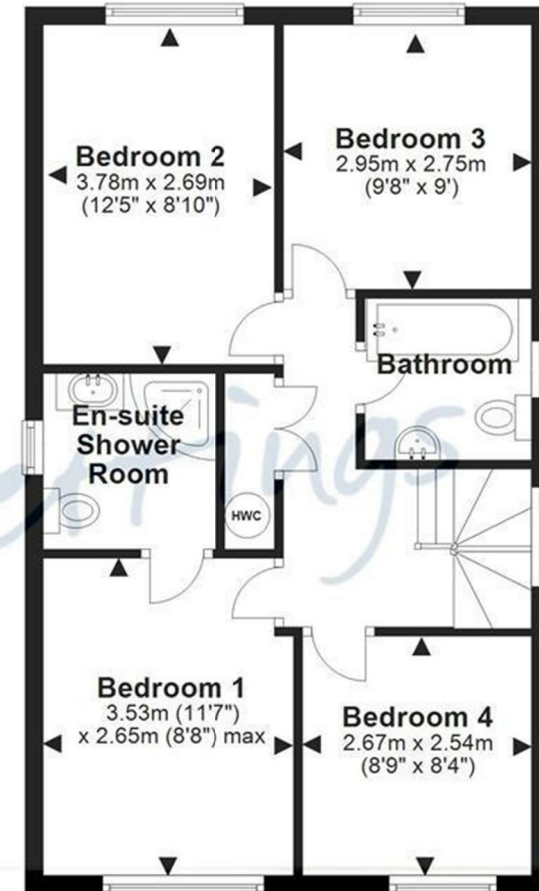
Ground Floor

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.



Spacious Detached Family Home – Excellent Value & Great Location

This impressive detached family house which would benefit from some upgrading offers generous and versatile accommodation, enhanced by gas central heating and double glazing throughout. With four double bedrooms and two bathrooms, the property is ideal for growing families or those seeking flexible living space.

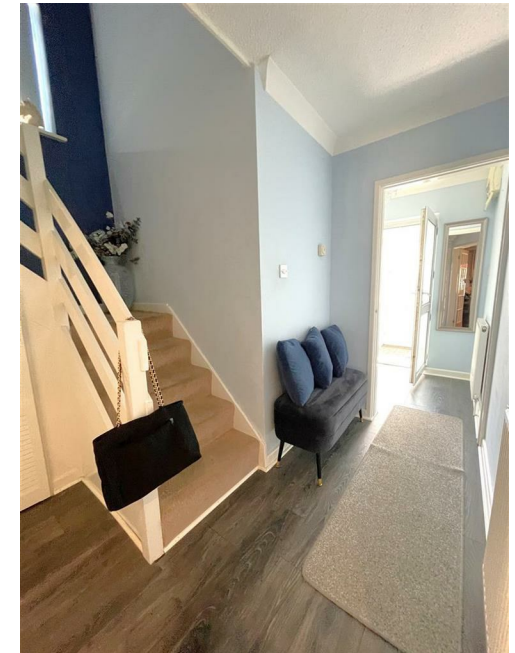
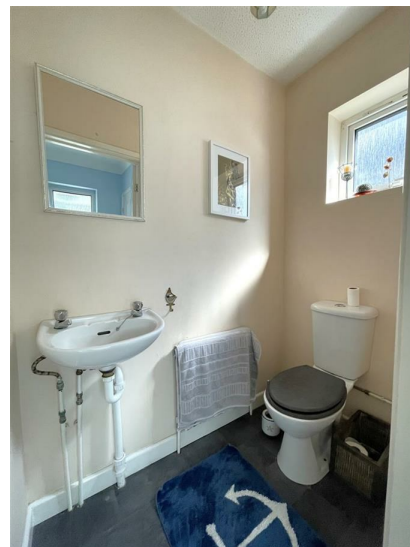
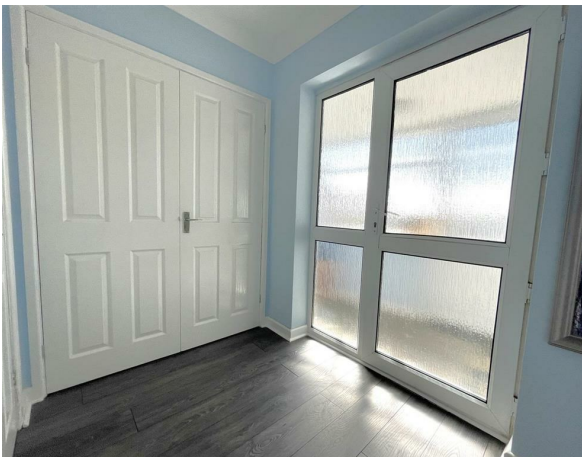
The ground floor features:

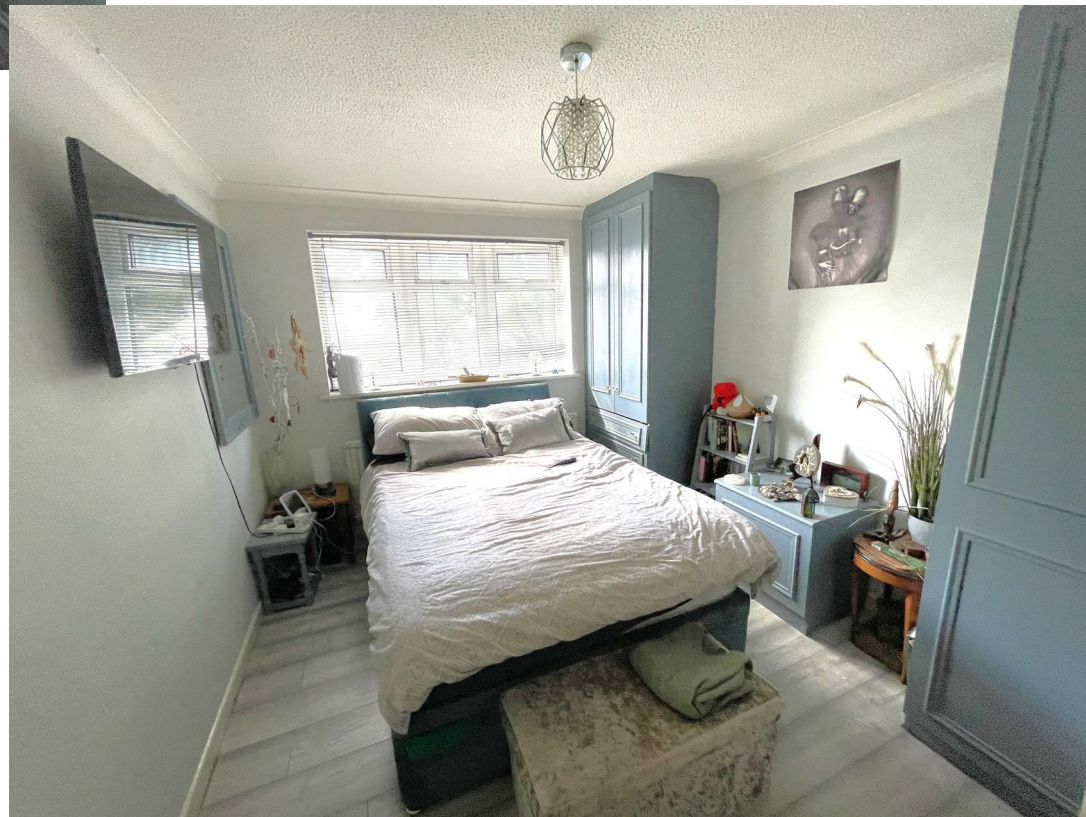
- Entrance Porch
- Entrance Hall with double storage cupboards
 - Cloakroom (WC)
- Expansive Living Room flowing into a Dining Area with Study Space
 - Conservatory
- Large Kitchen/Breakfast Room perfect for family life

Upstairs, a spacious landing includes a large linen cupboard, with access to four well-proportioned bedrooms and two bathrooms.

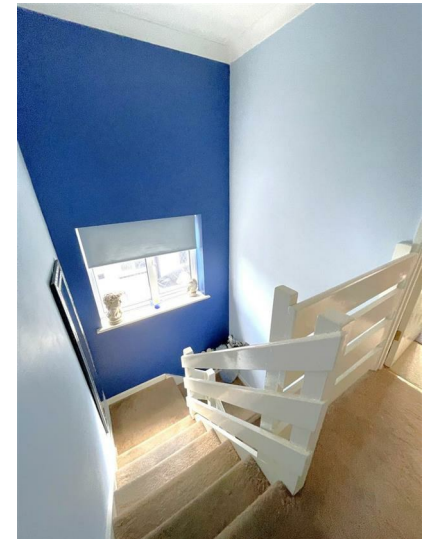
Externally, the home benefits from a driveway with off-road parking for approximately four vehicles, and a private east-facing rear garden with pedestrian access—ideal for morning sun and outdoor entertaining.

Conveniently located for the A40 and M5 (North & Southbound), and within easy reach of local retail parks, this property offers superb value and must be viewed to fully appreciate its scale and potential.











Cheltenham Borough Council
COUNCIL TAX BAND D

Freehold

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

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

