

**5 BANADY LANE, CHELTENHAM, GL52 7SJ**

**PRICE £650,000**

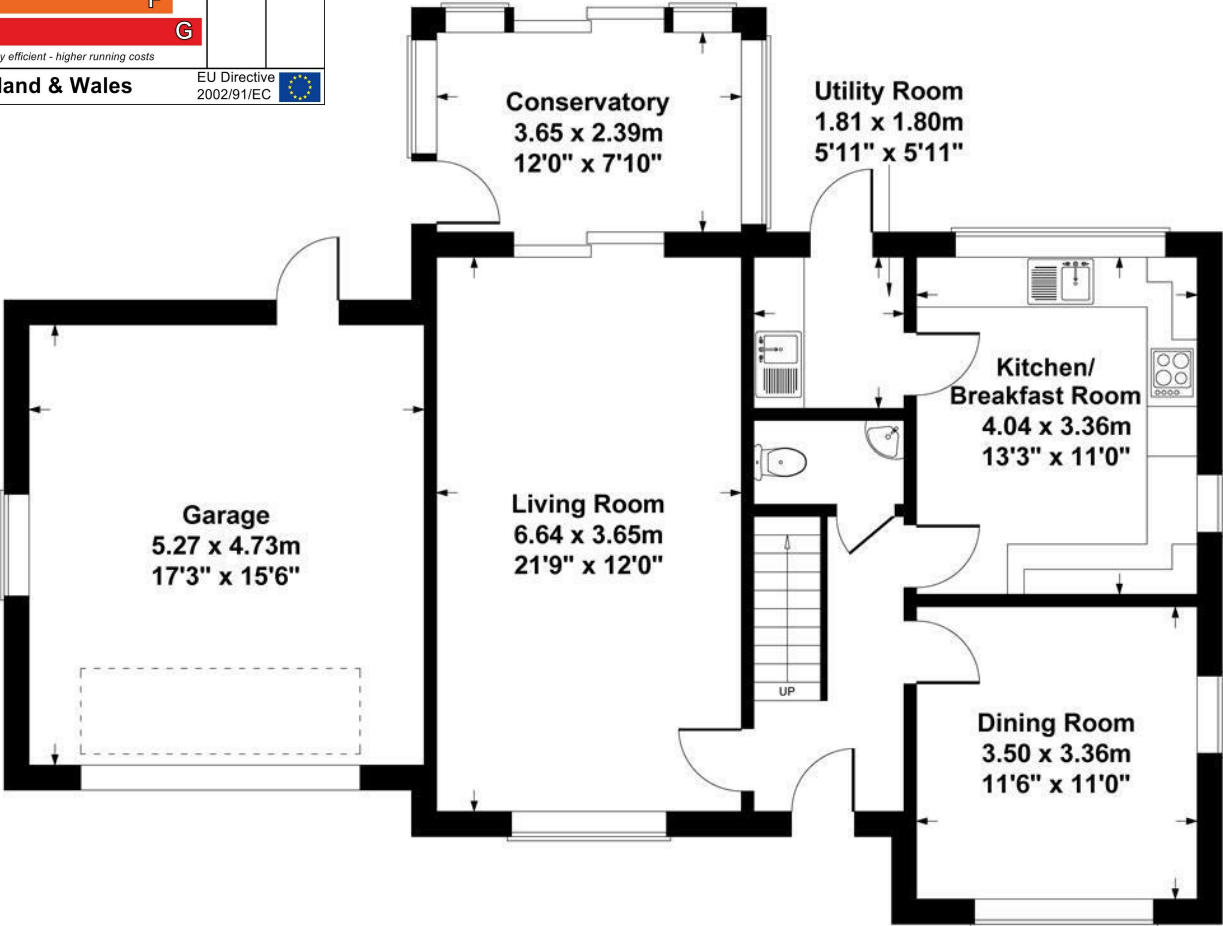
**FREEHOLD**

**TEWKESBURY BOROUGH COUNCIL**

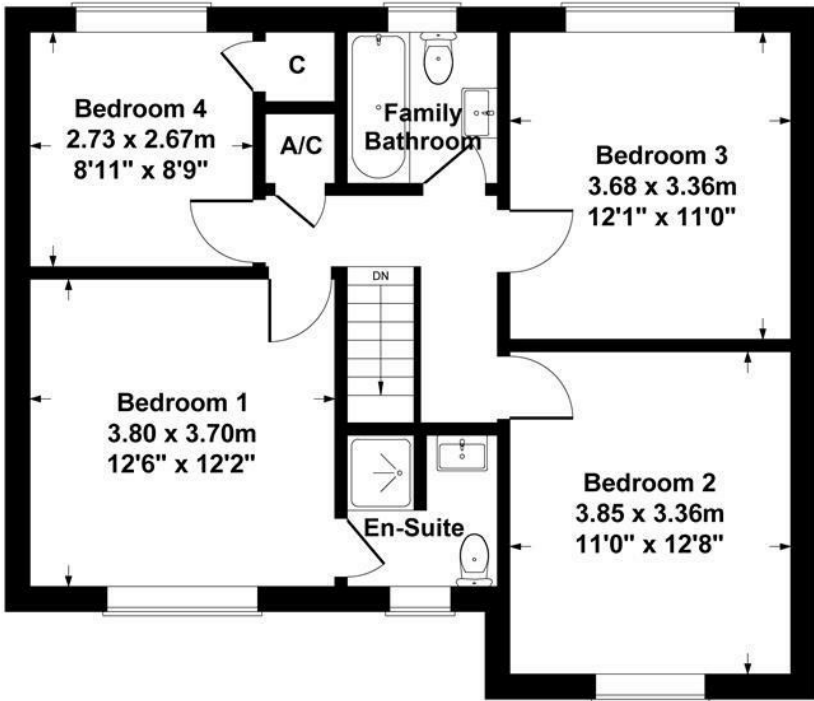
**COUNCIL TAX BAND F**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 68                      | 75        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Approximate Gross Internal Area  
Main House - 138 sq. metres (1485 sq. feet)  
Garage - 25 sq. metres (269 sq. feet)  
Total - 163 sq. metres (1754 sq. feet)



Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Superbly presented and highly recommended detached residence situated in the popular village of Stoke Orchard. The spacious and well-proportioned accommodation comprises:

**Ground Floor:**

Entrance hall with understairs storage cupboard, cloakroom (WC), large living room with patio doors opening into the conservatory, separate dining room, and a kitchen/breakfast room with fitted appliances, plus a utility room.

**First Floor:**

Galleried landing, four double bedrooms, including a main bedroom with en suite shower room, and a family bathroom.

The rear garden is a particular highlight, featuring a generous patio area, a large lawn, mature shrubs and planting, a greenhouse, and a raised flower bed. There is pedestrian side access and a personal door into the double garage, which benefits from an electric up-and-over door, power and light, and houses the wall-mounted gas boiler.

To the front of the property is another attractive lawned garden with mature shrubs, along with a driveway providing off-road parking for at least three vehicles.









