

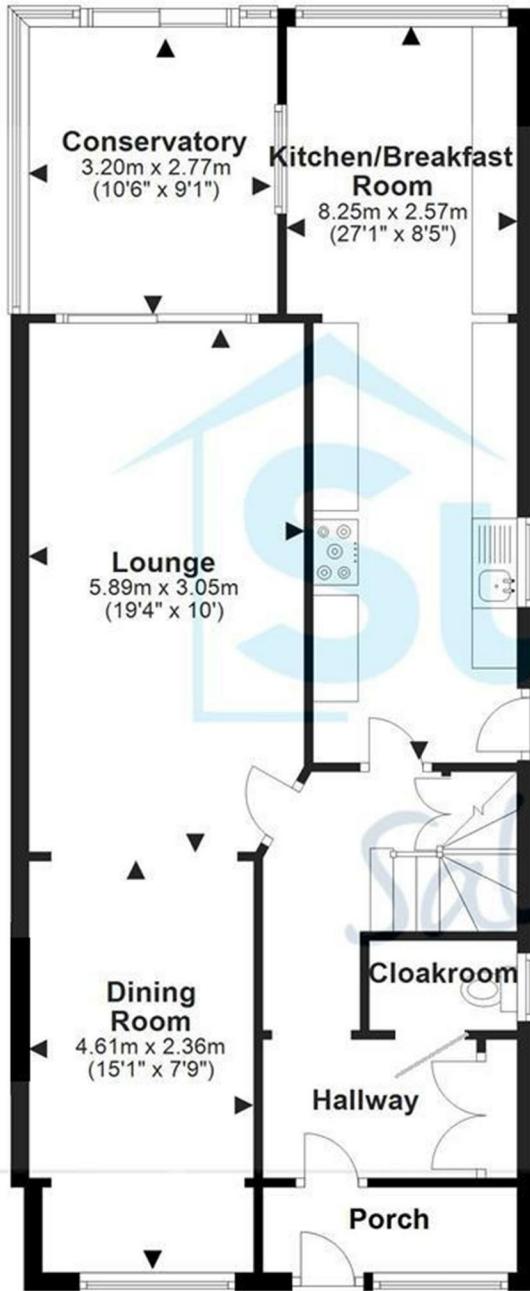


Village Road
Cheltenham

£375,000

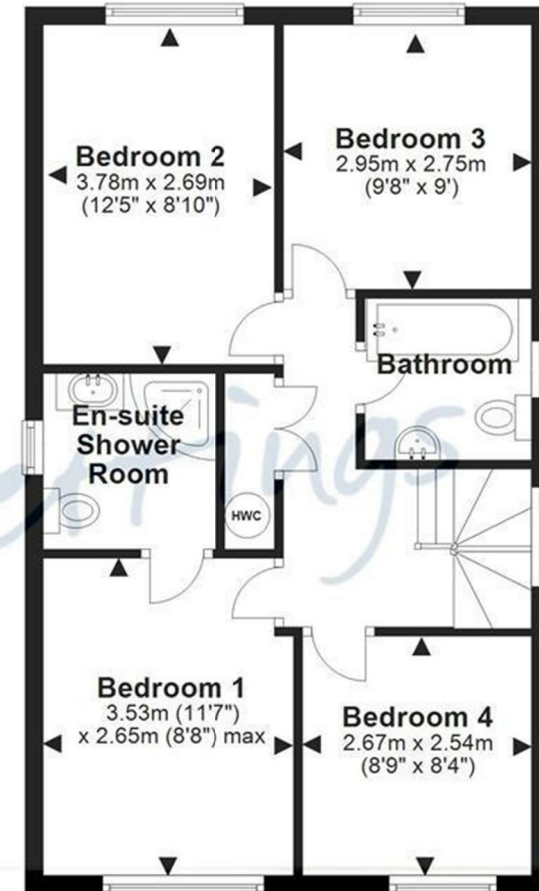
Ground Floor

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



First Floor

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

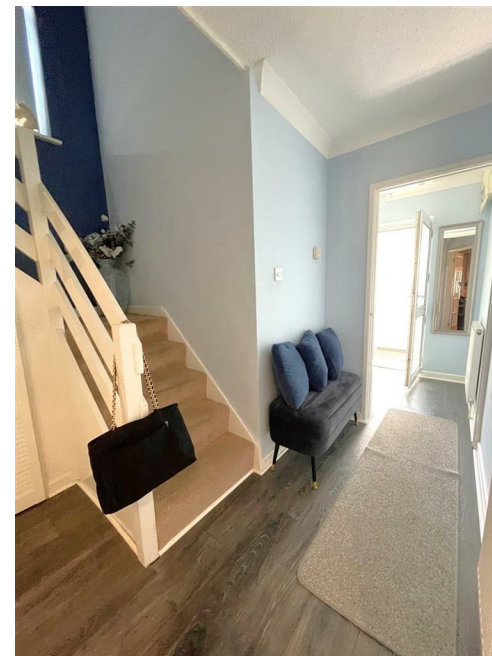
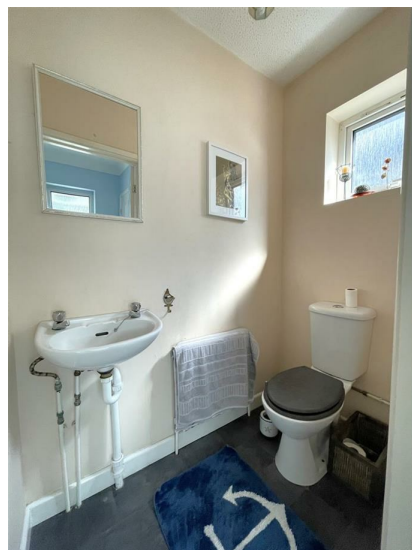
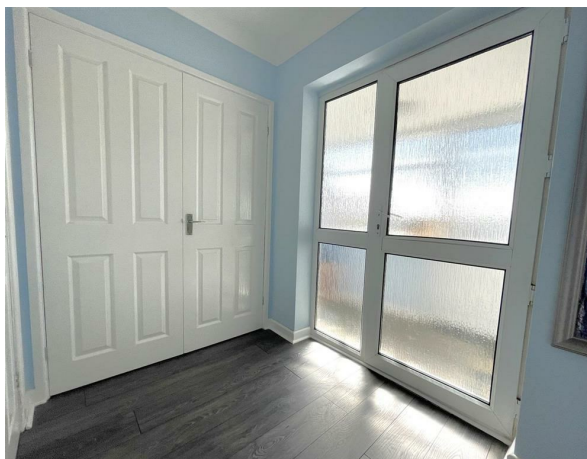


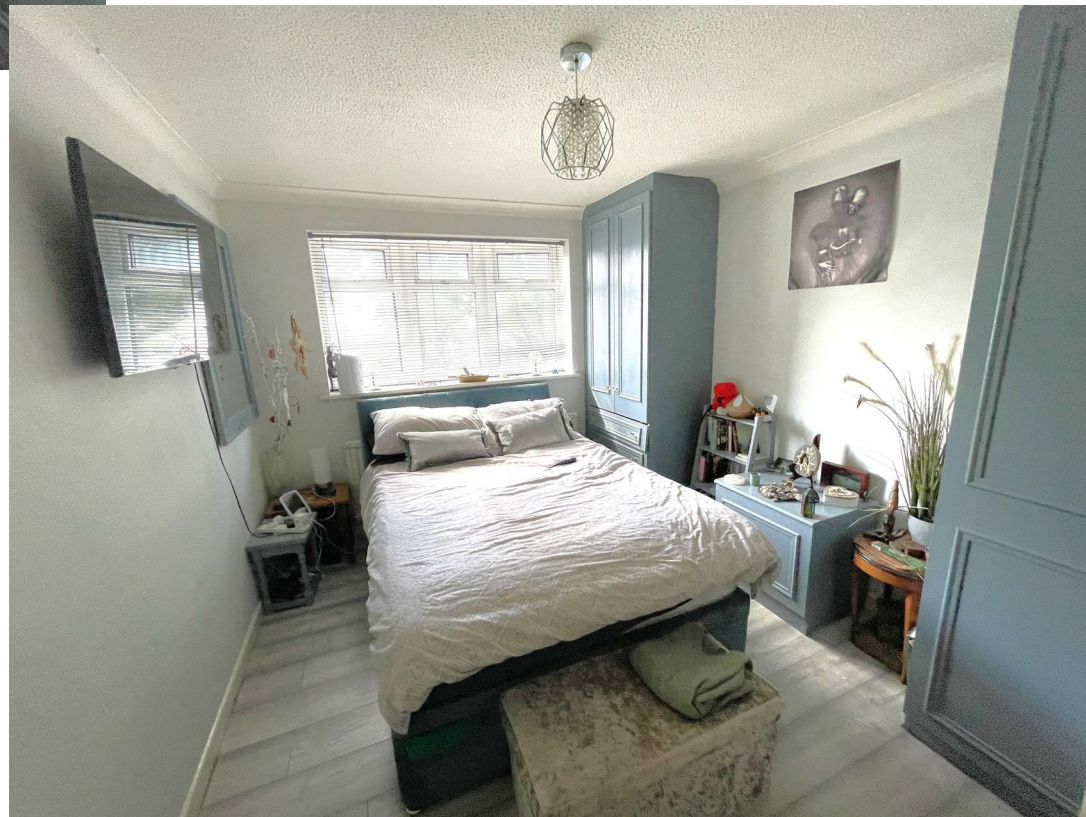
Total area: approx. 127.8 sq. metres (1375.2 sq. feet)

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.

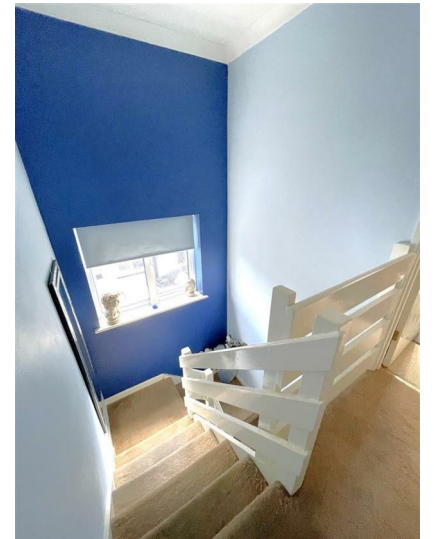
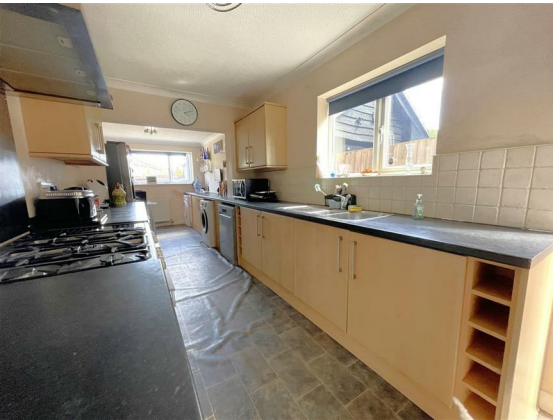


A fantastic DETACHED FAMILY HOUSE with spacious accommodation, which is gas centrally heated and double glazed. Not only are there FOUR DOUBLE BEDROOMS and TWO BATHROOMS but there is an entrance porch, entrance hall with double storage cupboards, ground floor cloakroom (wc), large living room open to 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 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	

