



R B WALTERS ESTATE AGENTS

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Baylis Road, Winchcombe, Cheltenham, GL54 5GF.

Use This Section to Write Your Personal Property Notes -

Modern Cotswold Stone Built

Close to Riverside Walks

South Facing Private Rear Garden

Ground Floor Cloakroom

Sought After Location

Idyllic Position

No Passing Traffic

Three Bedrooms

Plenty of Parking

Well Presented

£325,000

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A beautiful setting, overlooking green space and a short stroll to scenic riverside walks in this popular and sought after location just a couple of miles from the Spa town of Cheltenham.

Built in 2014 by Bloor Homes with an attractive Cotswold stone finish this well presented semi detached house is positioned at the end of a small close with no passing traffic which provides plenty of extra parking in addition to the allocated spaces. An abundance of picturesque walks can be enjoyed and it is an ideal position to raise a family due to the low level of traffic, open green spaces and exceptional schools.

The property itself has a kitchen, living room and cloakroom on the ground floor and 3 bedrooms and a bathroom upstairs whilst outside the rear garden enjoys almost total privacy and has a sunny South facing aspect.

Entrance Hall

Cloakroom

Kitchen 10' 0" x 8' 7" (3.05m x 2.61m)

Living Room 15' 6" x 14' 7" (4.72m x 4.44m)

First Floor Landing

Bedroom 13' 2" x 8' 10" (4.01m x 2.69m)

Bedroom 14' 11" x 7' 6" (4.54m x 2.28m)

Bedroom 10' 9" x 8' 0" (3.27m x 2.44m)


Bathroom

OUTSIDE

Allocated Parking

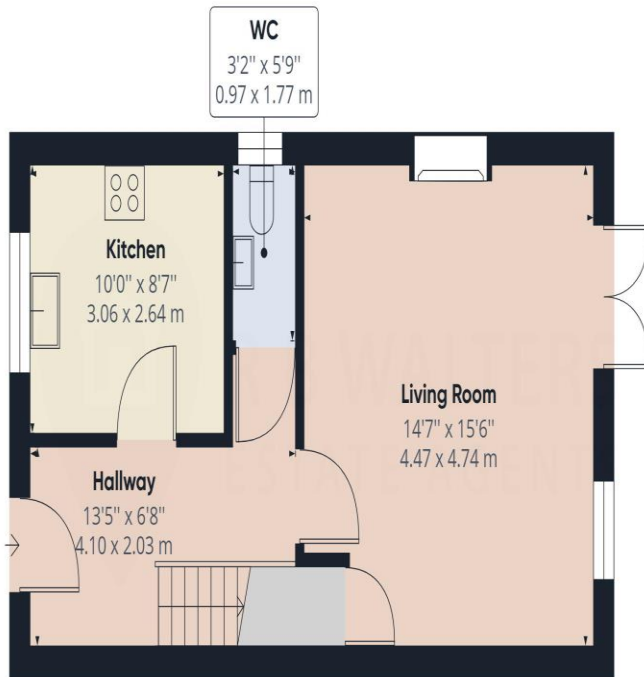
Rear Garden

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

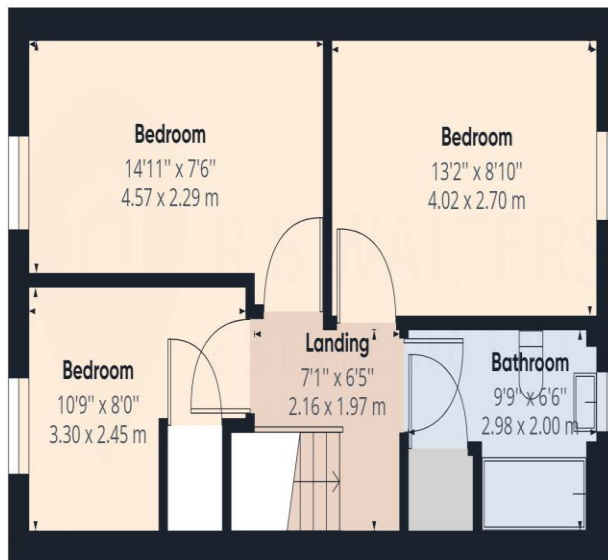


Ground Floor

Approximate total area⁽¹⁾

851.81 ft²

79.14 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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