



NIKI ELLIS

exp<sup>®</sup> UK

@ niki.ellis@exp.uk.com

🌐 nikiellis.exp.uk.com

☎ 07590 403 415



## Normal Terrace, Cheltenham, GL50 4AR

£274,950

2 1



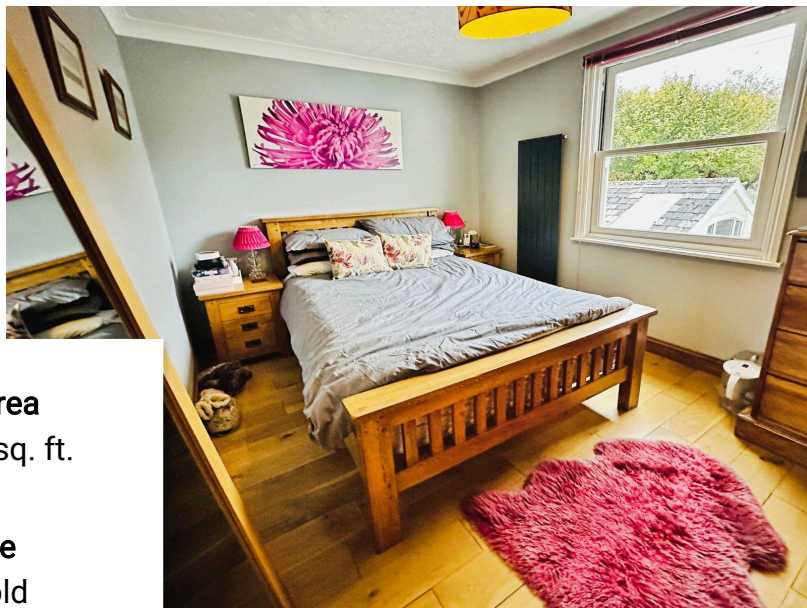
This lovely two bedroom semi detached home is tucked away in a very nice terrace almost like a London mews, just a short stroll from Cheltenham town centre and The Brewery Quarter. With the added bonus of off road parking, it's a great find for anyone wanting both convenience and comfort.

Inside, you will find a bright and welcoming living space, a modern fitted kitchen with plenty of storage, opening out onto a private rear garden, perfect for relaxing or entertaining, there is also a downstairs cloakroom. Upstairs there are two good sized bedrooms along with a stylish bathroom, making this home practical as well as cosy.

Whether you are a first time buyer, downsizer, or looking for a smart investment, this property is ready to move into and enjoy and offered for sale with No Onward Chain.







**Floor Area**  
652 sq ft sq. ft.

**Tenure**  
Freehold

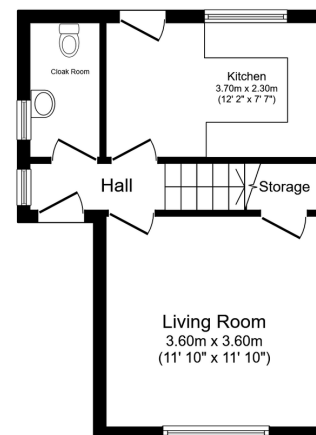
**Service Charge**  
£0 per annum

**Ground Rent**  
£0 per annum

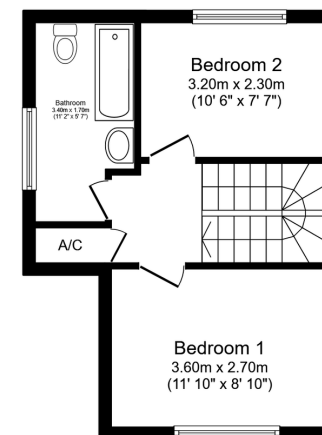


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**  
Floor area 29.7 sq.m. (320 sq.ft.)



**First Floor**  
Floor area 30.9 sq.m. (332 sq.ft.)

Total floor area: 60.6 sq.m. (652 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**NIKI ELLIS**  
**exp**  
ESTATE AGENT

eXp World UK Ltd is a registered company at Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Registered company number is 12016573. VAT Registration Number is 327 4120 29