



ZAFER CETINEL

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Barley Road, Cheltenham, GL52 3ND

£240,000

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- PRESTBURY, BARLEY ROAD OFF NEW BARN LANE
- MODERN GROUND FLOOR FLAT
- AROUND THE CORNER FROM THE RACECOURSE
- AMAZING LOCATION AND VIEWS
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- LARGE OPEN PLAN LIVING ROOM / KITCHEN BREAKFAST ROOM
- ALLOCATED OFF STREET PARKING
- VENDORS FOUND THEIR NEXT HOME ALREADY
- REF ZAFER CETINEL



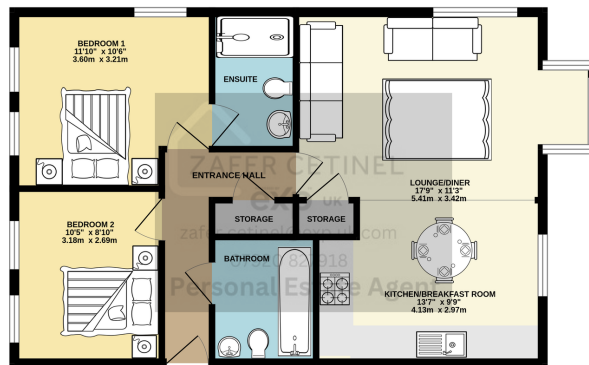
Modern Two-Bedroom Ground-Floor Flat in Presby!

This beautifully presented two-bedroom flat, built in 2018 by Bloor Homes, offers open-plan living with a bright lounge and a stylish kitchen/breakfast room. Enjoy two double bedrooms and two bathrooms, plus allocated off-street parking.

Located just steps from Cheltenham Racecourse, with excellent schools and lush parks nearby, this home is perfect for families and commuters.



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to the prospective purchaser. The purchaser should verify the accuracy of the floorplan and any other information as to their own satisfaction and/or by a qualified surveyor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(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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