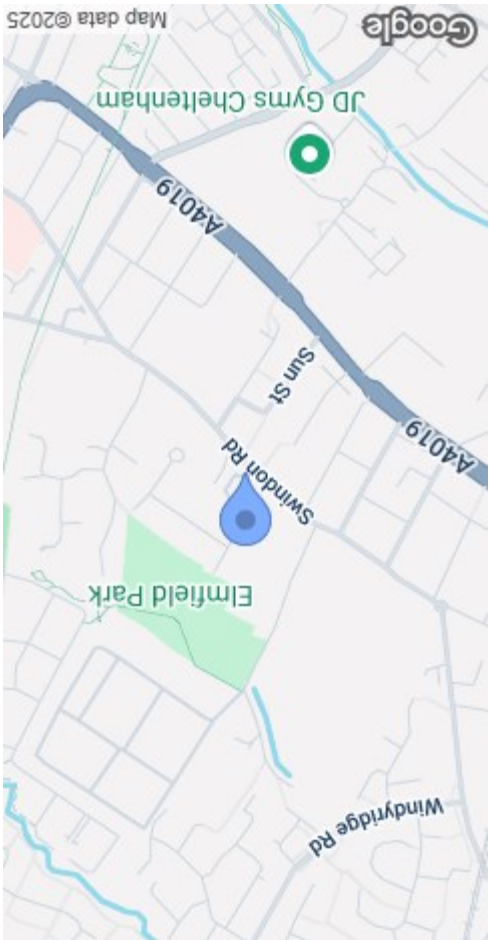


Energy Efficiency Rating	England & Wales	England & Wales
<p>Very Energy Efficient - Lower Heating Costs</p> <p>95</p> <p>Change</p>	<p>Very Energy Efficient - Lower Heating Costs</p> <p>82</p> <p>Change</p>	
<p>Environmental Impact (CO₂) Rating</p>	<p>Very Energy Efficient - Lower Heating Costs</p> <p>82</p> <p>Change</p>	<p>Very Energy Efficient - Lower Heating Costs</p> <p>82</p> <p>Change</p>

1ST FLOOR
334 sq. ft. (31.1 sq.m.) approx.

The 1st floor plan shows a central landing with a 'DOWN' arrow. To the left of the landing are two bedrooms: 'BEDROOM 1' (top) and 'BEDROOM 2' (bottom). To the right of the landing is a 'BATHROOM'. Above 'BEDROOM 1' is a 'STORAGE' area and a 'BALCONY'. A 'WARDROBE' is located between 'BEDROOM 1' and 'BEDROOM 2'. The floor is colored yellow, the landing is brown, the bathroom is blue, and the balcony is green.



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £295,000

A SUPERBLY FINISHED CONTEMPORARY TWO DOUBLE BEDROOM END TERRACED PROPERTY, MASTER BEDROOM with BALCONY, offering OPEN PLAN LIVING, GARDEN and ALLOCATED PARKING, situated in a CENTRAL LOCATION within the popular SPA TOWN OF CHELTENHAM, all being offered with NO ONWARD CHAIN.

Cheltenham is a town in Gloucestershire, home to the renowned Cheltenham Festival, 4 days of horse jump racing culminating in the Gold Cup, held annually in March at Cheltenham Racecourse. It is also known for Regency buildings, including the Pittville Pump Room, a remnant of Cheltenham's past as a spa town. There's fine art at The Wilson museum, and the Victorian Everyman Theatre has an ornate auditorium. There are an abundance of facilities within the town. with its many shops, eateries, a train station, medical facilities. Access to the motorway network is via J10 of the M5 which is less than 4 miles distant.



Tilley Mews was awarded the Civic Award in 2019 for a new building by the Cheltenham Civic Society.

Entrance via fully glazed aluminium front door into:

ENTRANCE HALL
4'5 x 3'4 (1.35m x 1.02m)
Side aspect window.

CLOAKROOM
WC, wash hand basin, side aspect frosted window.

KITCHEN / BREAKFAST ROOM
15'7 max x 9'9 (4.75m max x 2.97m)
Range of base and wall mounted contemporary style gloss grey cabinets, single bowl single drainer stainless steel sink unit with mixer tap, tiled splashbacks, integrated dishwasher, wood effect flooring, front aspect window.

LOUNGE
15'4 x 11'7 (4.67m x 3.53m)
Patio door to gardens, rear aspect window.

FROM THE KITCHEN / BREAKFAST ROOM, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Side aspect window.

MASTER BEDROOM
12'3 x 9'5 (3.73m x 2.87m)
Door to storage cupboard, fully glazed door leading to private balcony, front aspect window.

BEDROOM 2
11'5 x 8'7 (3.48m x 2.62m)
Fitted wardrobes accessed via sliding doors, rear aspect window.

BATHROOM
6'7 x 6'5 (2.01m x 1.96m)
White suite comprising bath with shower over, wash hand basin, WC, modern panelled walling, rear aspect frosted window.

OUTSIDE
A paved patio area interspersed with flower beds, lies to two sides of the gardens and makes an ideal entertaining space. There is a small lawned area and the garden is all enclosed by wood panel fencing. There is also a side aspect pedestrian gate leading to the front of the property.

Allocated parking can be found a short distance away from the property and there is also visitors parking.

AGENTS NOTE
In accordance with the Estate Agents Act 1979, we inform prospective purchasers that this property is owned by a relative of an employee of Steve Gooch Estate Agents, although the Company has no financial interest in the property.

SERVICES
Mains water, electricity, gas and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can

be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: B
Cheltenham Borough Council, Municipal Offices, Promenade, Cheltenham, GL50 9SA.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
W3W - ///assure.windy.change

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.