

**TG**

SALES & LETTINGS





# Springbank Grove, , Cheltenham Gloucestershire GL51 0PQ

**£320,000**

- Three Bedrooms
- Well Presented Throughout
- Open Plan Living
- Modern Kitchen
- Enclosed Garden
- Garage
- Driveway Parking

## The Property

TG Sales & Lettings is thrilled to welcome this modern THREE-BEDROOM semi-detached family home to the market, situated at the head of a quiet cul-de-sac in Springbank. The property is conveniently located close to amenities, schools, GCHQ, and transport links leading to Cheltenham.

Recently updated and modified, the property now offers well-proportioned accommodation across two floors and features driveway parking for two cars and an enclosed, low-maintenance rear garden.

As you step inside the hallway, you will find access to the internal garage, two storage cupboards, stairs to the first floor, and the door leading to the living accommodation located at the rear of the property. The open formal living room and a fabulous open plan kitchen/dining room benefit from plenty of natural light, with French doors giving access to the rear garden.

Upstairs, you will find two double bedrooms, a further single bedroom, and a modern three-piece family bathroom.

Additional benefits of the property include gas-fired central heating and double glazing throughout. Externally, there is driveway parking for two cars to the front of the property and gated side access leading to the fully enclosed rear garden. The rear garden features a patio for alfresco dining, alongside a lawn and shed. We highly recommend viewing the property internally.



## Situation

Springbank Grove is a mature cul de sac of houses built circa 1970, its ideally located close to a local convenience store, bus service which feeds into town and GCHQ. Cheltenham is a spa town and has an abundance of shops, specialist boutiques, cafes and restaurants. Education is very well catered for with both Grammar and colleges, there are excellent sporting facilities in and around the town. Connections are excellent with easy access to the M5 and there are regular train services to London Paddington in just over 2 hours.

## Directions

## SATNAV postcode GL51 0PQ

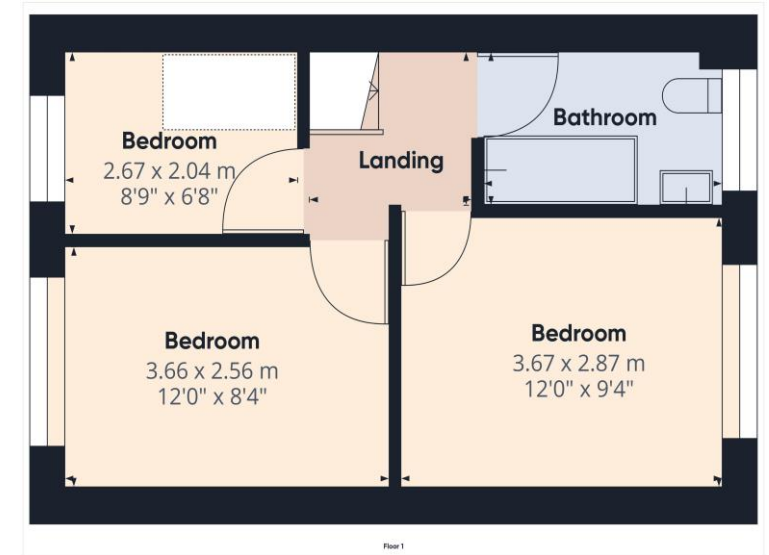
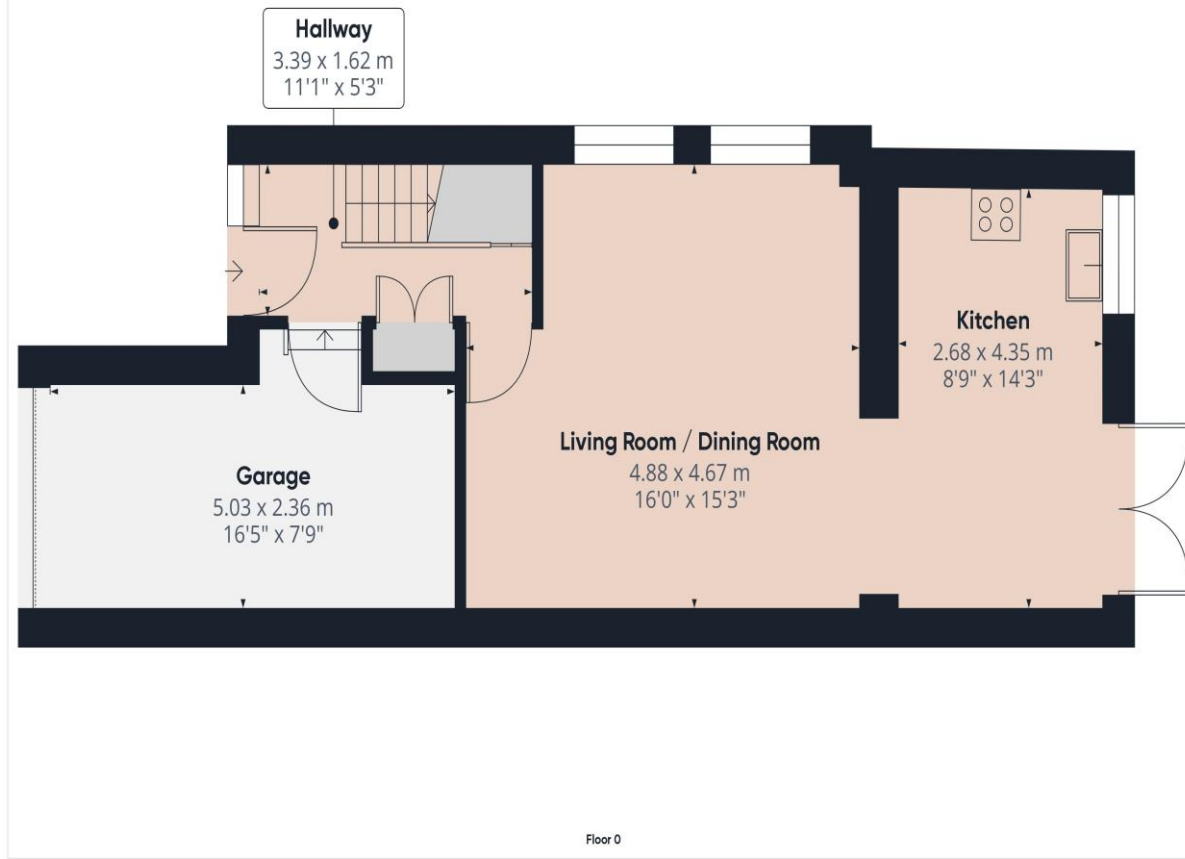
## Tenure Freehold

**Local Authority** Cheltenham

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band** C





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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