

Elliot Oliver

Sales

## Festival Way, Cheltenham, Gloucestershire, GL50

£330,000

3 2 1







- Three-bedroom semi-detached house
- Direct access from the reception room to the rear garden
- Three well-proportioned bedrooms
- Separate family bathroom
- Private rear garden with lawn and patio
- Spacious reception room with French doors
- Fitted kitchen with integrated cooking appliances
- En-suite shower room to the main bedroom
- Convenient ground-floor WC
- Dedicated parking space





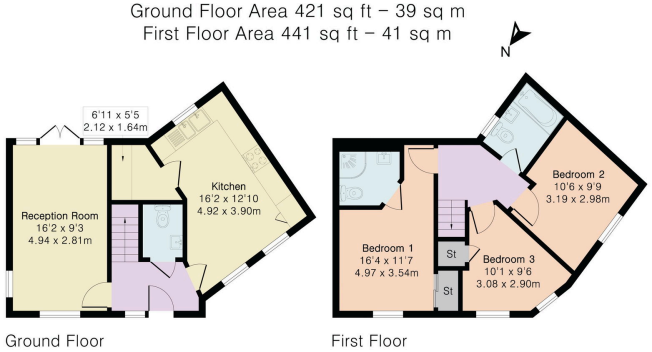




A well-presented three-bedroom semi-detached home featuring a spacious reception room with French doors opening onto the rear garden, a fitted kitchen, ground-floor WC and an en-suite to the main bedroom. Further benefits include a private rear garden and a dedicated parking space.

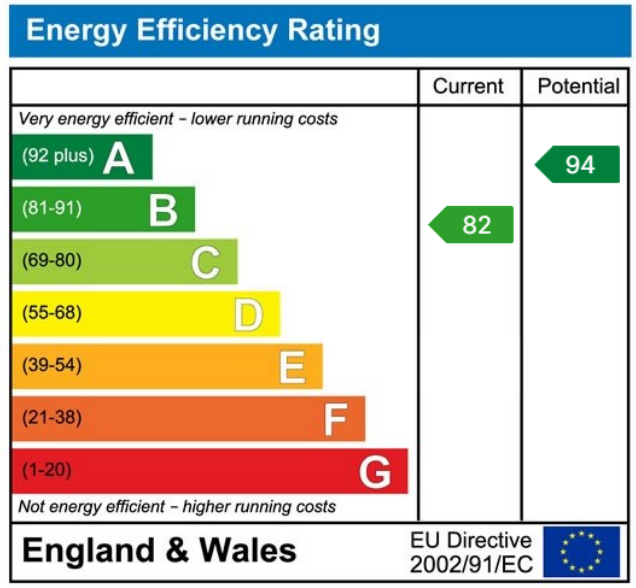


**Approximate Gross Internal Area 862 sq ft - 80 sq m**
Ground Floor Area 421 sq ft – 39 sq m
First Floor Area 441 sq ft – 41 sq m




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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