

**TG**

SALES & LETTINGS



Laxton Road, , Cheltenham  
Gloucestershire GL51 7QQ

**£230,000**

- Motivated Vendor
- Well Presented Family Home
- Low Maintenance Rear Garden
- Garden Room with Power
- Cloakroom and Family Bathroom
- Two Parking Spaces
- Convenient Location
- Early Viewing Advised!

A WELL PRESENTED THREE-BEDROOM SEMI-DETACHED HOME IN A CONVENIENT LOCATION.

Situated within easy walking distance of local shops, well-regarded schools, and a wide range of everyday amenities, this modern three-bedroom semi-detached home is offered to the market in true turn-key condition.

TG Sales are delighted to present this lovely property, which has been thoughtfully improved by the current owners to create a bright, spacious, and highly functional home. Upon entering, you are welcomed by an entrance hallway leading to a contemporary kitchen and a light-filled lounge/diner, ideal for both relaxing and entertaining.

The ground floor further benefits from a convenient cloakroom and a garden room complete with power and lighting, offering a versatile space perfect for a home office, gym, or additional reception area.

Upstairs, the property has been cleverly reconfigured to provide three well-proportioned bedrooms, alongside a modern family bathroom and ample built-in storage.

Externally, the home boasts a low-maintenance rear garden, ideal for those seeking outdoor space without the upkeep, as well as the added benefit of two allocated parking spaces.

This fantastic home is expected to generate strong interest so early viewing is highly recommended to avoid missing out.



### **Situation**

Laxton Way offers a well-established residential setting made up primarily of family homes, many dating from the mid-20th century. The area is known for its strong sense of community and convenient access to a range of local amenities, including shops, schools and regular transport links, making it ideal for first-time buyers, families and investors alike. The location also benefits from proximity to major employers and commuter routes, while Cheltenham town centre is just a short drive away, offering an excellent selection of retail, leisure and dining options.

### **Tenure Freehold**

**Local Authority** Gloucester

**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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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