STEVE GOOCH
ESTATE AGENTS | EST 1985







Plot at 38A Denbigh Road

Cheltenham, Glos GL51 3JQ

27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | Gloucester@stevegooch.co.uk | www.stevegooch.co.uk

£110,000

A fantastic opportunity to purchase a rarely available building plot for a desirable detached three bedroom family home spanning over 1200sqft in this desirable location.

The accommodation is arranged over three floors and comprises spacious entrance hall, cloakroom, open plan living/dining/kitchen area with featured glazed doors onto the private rear gardens. To the first floor are two double bedrooms and family bathroom with the master being located on the second floor with Velux roof lights, storage cupboard and eves storage.

The property will also benefit from off road parking and an enclosed rear garden.

We believe that the future value of the property once completed would be in the region of £425,000 depending on the specification.

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's 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.

PLANNING REFERENCE NUMBER

21/00916/FUL

ADDITIONAL INFORMATION

There is a CIL Payment (Community Infrastructure Levy) of £12,259.00.

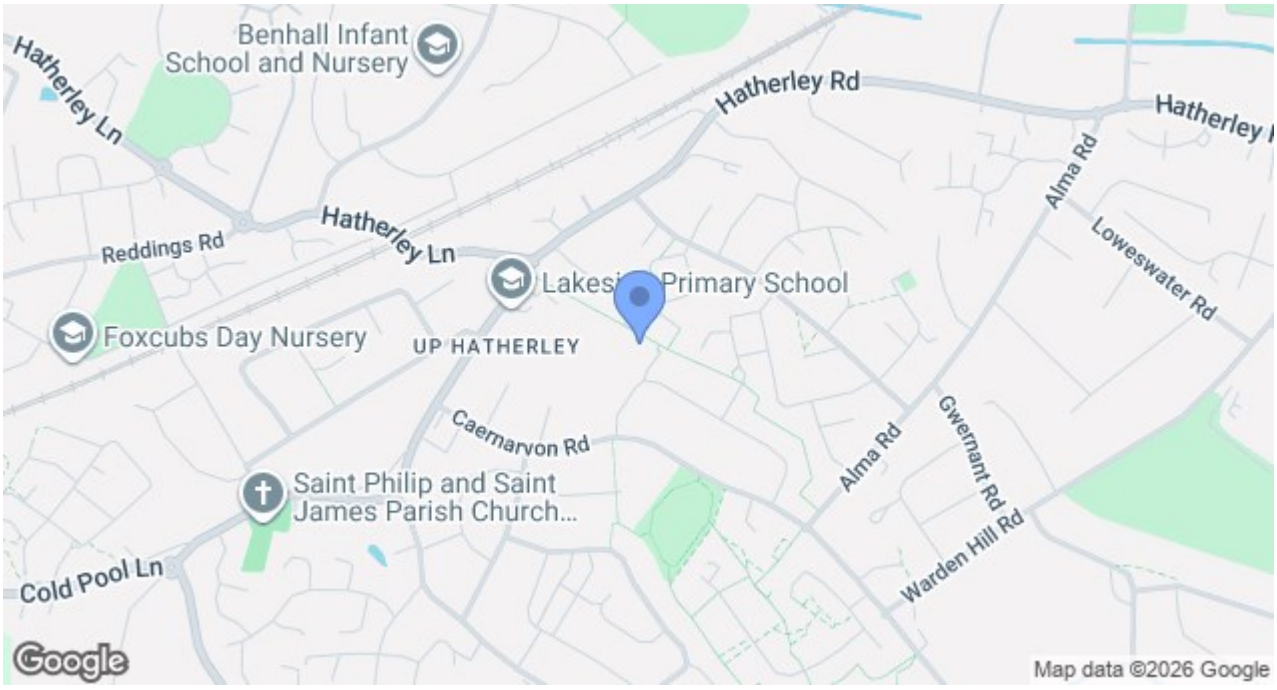
The drainage costs are estimated at £15,000.

DIRECTIONS

At the Arle Court roundabout that the 4th exit into Hatherley Lane then take the 1st exit and stay on Hatherley Lane. Turn left into Caernarvon Road left into Denbigh Road where the plot can be found on the right hand side.

AGENTS NOTE

Please note, the main images are an artists impression of the finished product.



MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.