

13 Pinewood Drive

, Cheltenham, GL51 0GH

Offers in excess of £285,000

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Murdock & Wasley Estate Agents are delighted to present this well-maintained four-bedroom mid-terrace townhouse, situated in the popular Pinewood Drive area of Cheltenham. Offering spacious and versatile accommodation throughout, this property is ideally suited to families and professionals alike.

The home benefits from four well-proportioned bedrooms, bright and comfortable living spaces, and a practical layout designed to suit modern living. Externally, the property enjoys a tiered rear garden, providing a private outdoor space to relax and entertain, along with the added benefit of secure allocated parking.

Conveniently located close to local amenities, highly regarded schools, transport links and Cheltenham town centre, this attractive townhouse presents an excellent opportunity for a wide range of buyers.







Entrance Hall
Accessed via upvc double glazed door, wall mounted radiator, stairs to first floor landing. Doors lead off:

Wash Cloakroom
Suite comprising low level wc, pedestal wash hand basin with taps over, wall mounted radiator.

Kitchen
Range of base, drawer and wall mounted units, roll edge worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, space for fridge/freezer, washing machine, dishwasher. Wall mounted radiator, front aspect upvc double glazed window.

Lounge / Dining Area
Television point, data point, power points, wall mounted radiator, space for dining table, rear aspect upvc double glazed window and rear aspect upvc double gazed door leading to garden.

First Floor Landing
Power points, wall mounted radiator, stairs to second floor landing, front aspect upvc double glazed window. Doors lead off:

Bedroom Three
Power points, wall mounted radiator, rear aspect upvc double glazed windows.

Bedroom Four
Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom
Suite comprising low level wc, panelled bath with taps and shower over, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls, tiled flooring.

Second Floor Landing
Wall mounted radiator, doors lead off:

Bedroom One
Power points, wall mounted radiator, access to boarded loft via hatch, front aspect upvc double glazed window. Door leads off:

Ensuite
Suite comprising low level wc, step in cubicle with shower over, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls.

Bedroom Two
Power points, wall mounted radiator, rear aspect upvc double glazed windows.

Outside
To front of the property a path sided by a small garden laid to decorative stone leads to the front door.

To the rear of the property a patio leads down to a tiered garden with wooden decking, providing space for garden furniture. This is bordered by raised flower beds and enclosed by wooden fencing. A wooden gate leads to a secure allocated parking space. The rear garden also features workshop that has power and lighting. Outdoor power points and lighting run throughout the garden.

Tenure & Charges
Freehold.

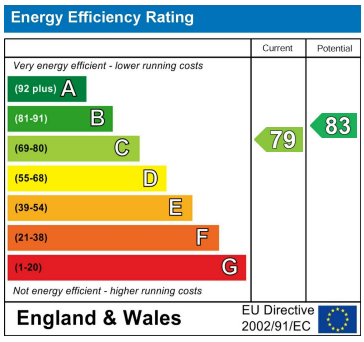
Estate Management Charge: Circa £260 Per Annum

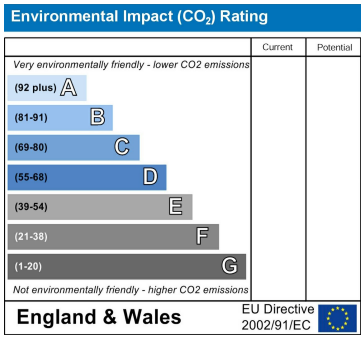
Services
Mains water, gas, electricity and drainage.

Local Authority
Cheltenham Borough Council
Tax Band: D

Awaiting Vendor Approval
Mains water, gas, electricity and drainage.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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