



Connells

Godfrey Place
Upper Rissington Cheltenham



Property Description

Brought to the market on a 50% share and with no onward chain is this fantastic two bedroom terraced property which is located on Godfrey Place in the highly sought after village of Upper Rissington. This provides an excellent opportunity for a first time buyer who is seeking their first home.

On arrival to the property you are met with an entrance hallway that leads through to a downstairs cloakroom as well as a spacious open plan kitchen/dining room and a lounge space. On arrival to the first floor accommodation you will find a three piece family bathroom along with two double bedrooms. The master suite has been further benefited with a double integral wardrobe and ensuite facility.

Externally Godfrey Place offers a fully enclosed rear garden as well as providing two allocated off street parking spaces which enables you to securely park your cars securely off street. Viewings on this home are highly recommended.

Entrance Hall

Door to front.

Cloakroom

Wash hand basin and WC

Lounge

24' x 13' 1" (7.32m x 3.99m)
Understairs cupboard, double glazed windows to rear and door to garden.

Kitchen

11' x 11' (3.35m x 3.35m)
Wall units, base units, integral fridge/freezer, fan oven, extractor fan, gas hob, work surfaces, plumbing for washing machine and sink with drainer.

Bedroom 1

13' 1" max x 8' 1" (3.99m max x 2.46m)
Double integral wardrobe and double glazed windows to rear.

Bedroom 2

13' 1" max x 10' 1" (3.99m max x 3.07m)
Double glazed window to front.

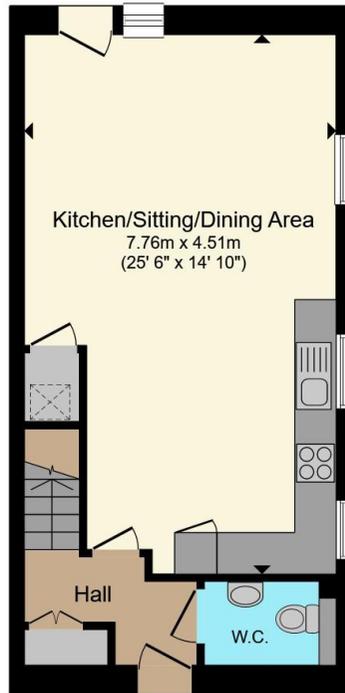
Bathroom

Bath with shower over, WC, wash hand basin, heated towel rail and extractor fan.

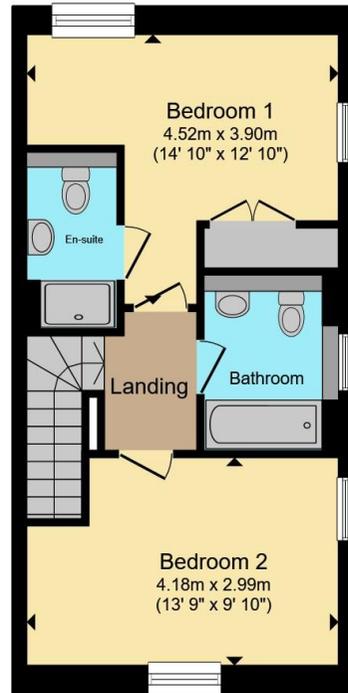
Garden

Fully fence enclosed, lawn and rear garden.





Ground Floor



First Floor

Total floor area 81.8 m² (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Unit 2 Falklands House Black Bourton Road
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EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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