



9 Oakbrook Drive, The Reddings, Cheltenham, GL51 6SB

£395,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

### Three Bedroom Detached Home – The Reddings, Cheltenham – No Onward Chain

Situated on a popular no through road in the highly sought-after area of The Reddings, this spacious three-bedroom detached home offers an excellent opportunity for buyers looking to create their ideal family home. Offered to the market with no onward chain, the property enjoys generous living accommodation, a private rear garden and ample off-road parking.

The ground floor comprises a welcoming entrance hall with cloakroom, a bright and spacious living room overlooking the rear garden, a separate dining room, fitted kitchen with adjoining utility room, and a versatile office/study, making it ideal for those working from home or in need of additional reception space.

Upstairs, the property offers three well-proportioned bedrooms, all served by a family bathroom, with the layout providing excellent potential for modernisation or reconfiguration should a buyer wish.

Externally, the home benefits from a generous rear garden backing onto established trees, creating a wonderful sense of privacy and a fantastic space for families, entertaining or simply enjoying the outdoors. To the front is a block-paved driveway providing ample off-road parking, along with an integral garage.

Positioned within easy reach of excellent local schools, shops, transport links and amenities, this property combines a peaceful residential setting with superb convenience.


#### Agents Note.

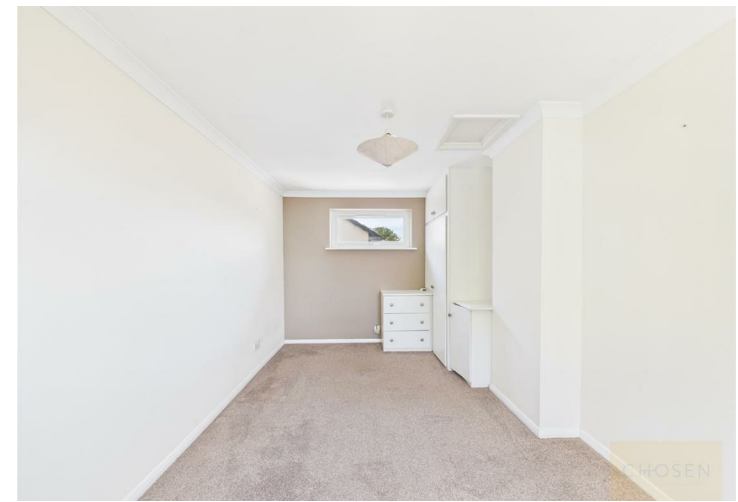
Freehold  
EPC Rating: D66  
Cheltenham Council Tax Band: D  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

Flood Risk - Very Low

- Three Bedroom Detached Home
- Popular No Through Road
- Offered To The Market With No Onward Chain
- Potential To Put Your Own Stamp On
- Driveway And Garage
- Generous Rear Garden
- EPC Rating: D66
- Council Tax Band: D

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





Floor 0

Approximate total area<sup>(1)</sup>

1198 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

