

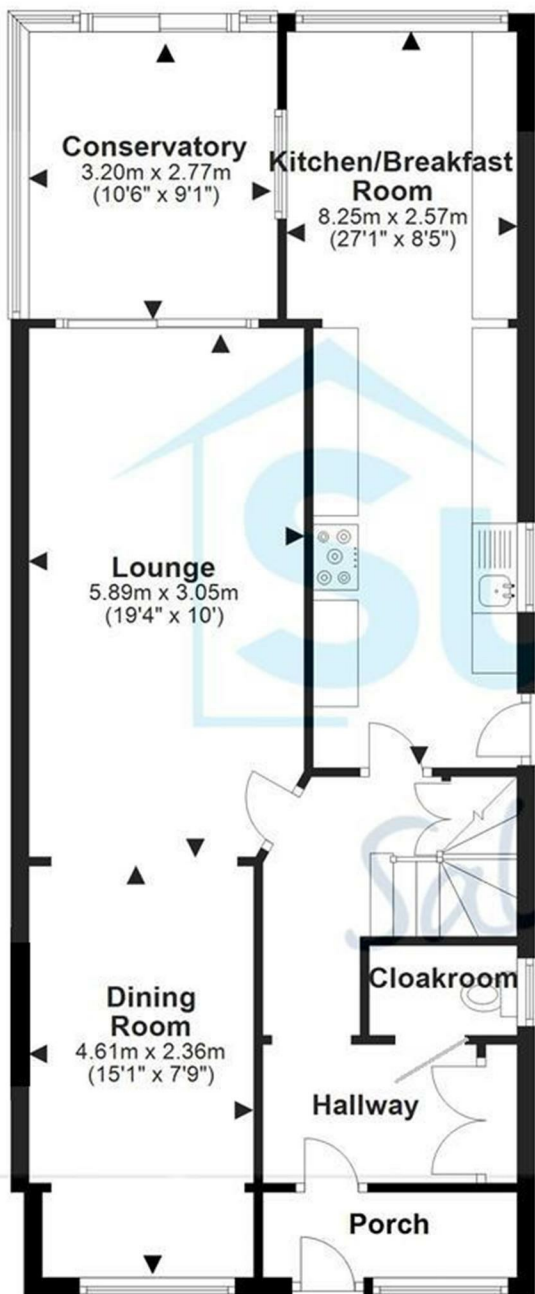


Village Road
Cheltenham

£375,000

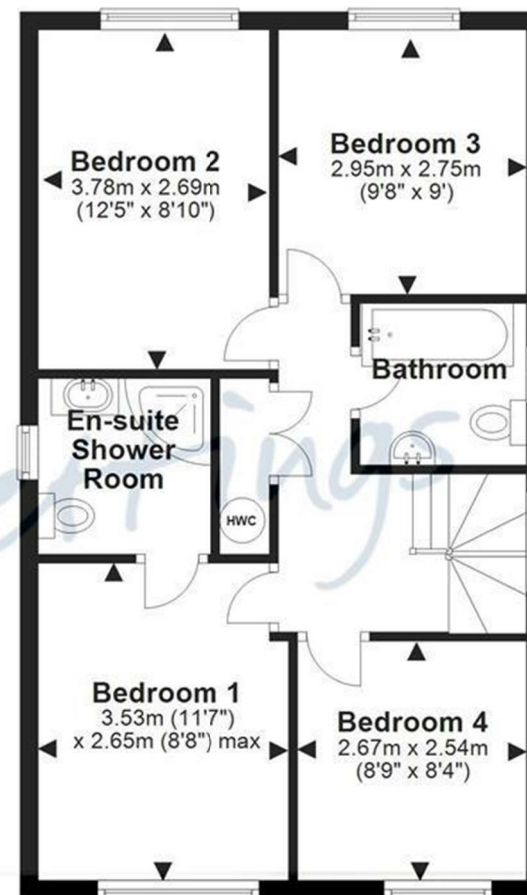
Ground Floor

Approx. 76.1 sq. metres (819.0 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.3 sq. feet)



Total area: approx. 127.8 sq. metres (1375.2 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.



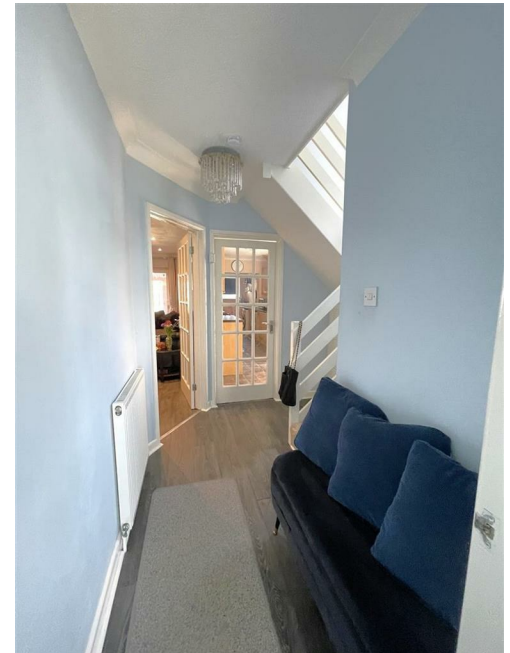
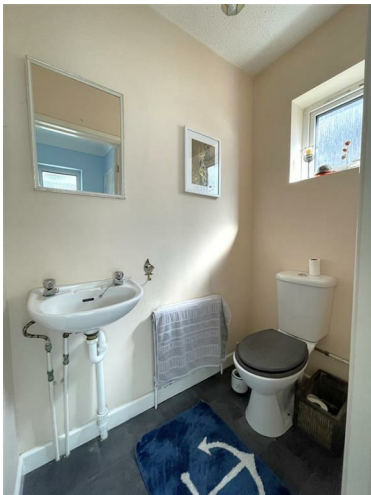
The ground floor features:

- Entrance Porch
- Entrance Hall with double storage cupboards
- Cloakroom (WC)
- Expansive Living Room flowing into a Dining Area with Study Space
- Conservatory
- Large Kitchen/Breakfast Room perfect for family life

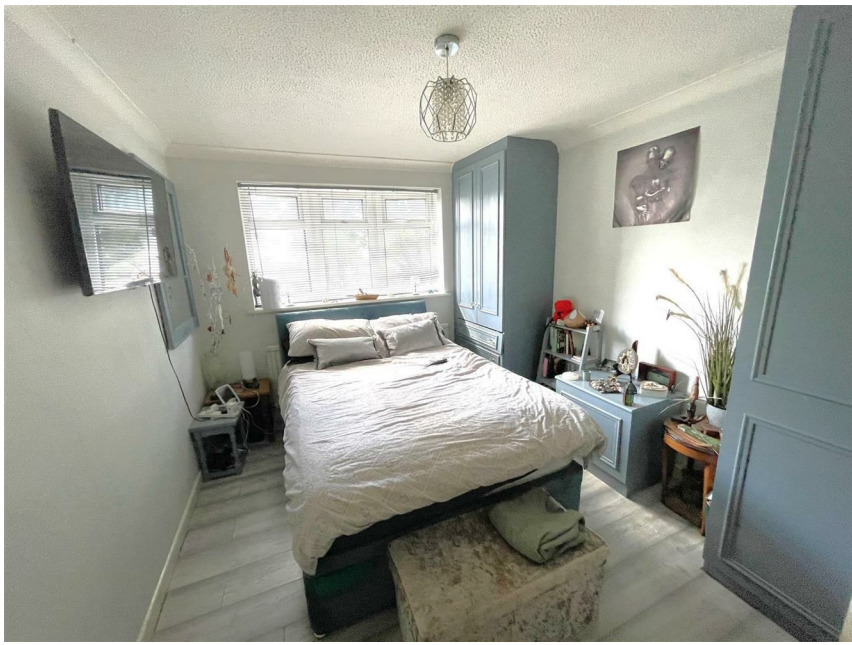
Upstairs, a spacious landing includes a large linen cupboard, with access to four well-proportioned bedrooms and two bathrooms.

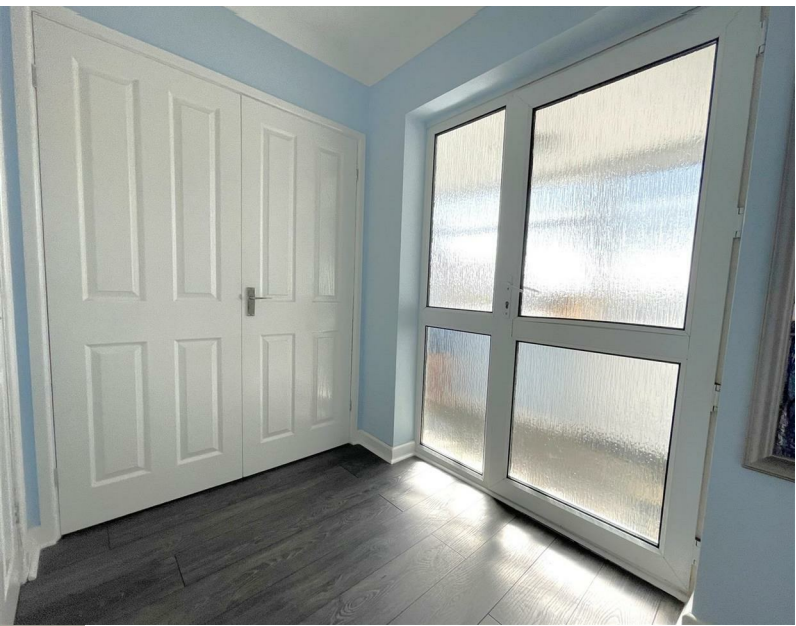
Externally, the home benefits from a driveway with off-road parking for approximately four vehicles, and a private east-facing rear garden with pedestrian access—ideal for morning sun and outdoor entertaining.

Conveniently located for the A40 and M5 (North & Southbound), and within easy reach of local retail parks, this property offers superb value and must be viewed to fully appreciate its scale and potential.











Cheltenham Borough Council COUNCIL TAX BAND D

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Local Authority		Council Tax	
Gloucestershire		Band:	D
		Annual Price:	£2,258
Conservation Area		Flood Risk	Medium
No		Plot Size	0.07 Acres
Floor Area		Broadband	
1,259 ft ² / 117 m ²		Basic	3 Mbps
Mobile Coverage		Superfast	39 Mbps
EE		Ultrafast	1800 Mbps
Vodafone			
Three			
O2			
Satellite / Fibre TV Availability			
BT		✓	
Sky		✓	
Virgin		✓	

