

Village Road, Cheltenham, GL51 0BE

Guide Price £250,000







Village Road

Cheltenham, GL51 0BE

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

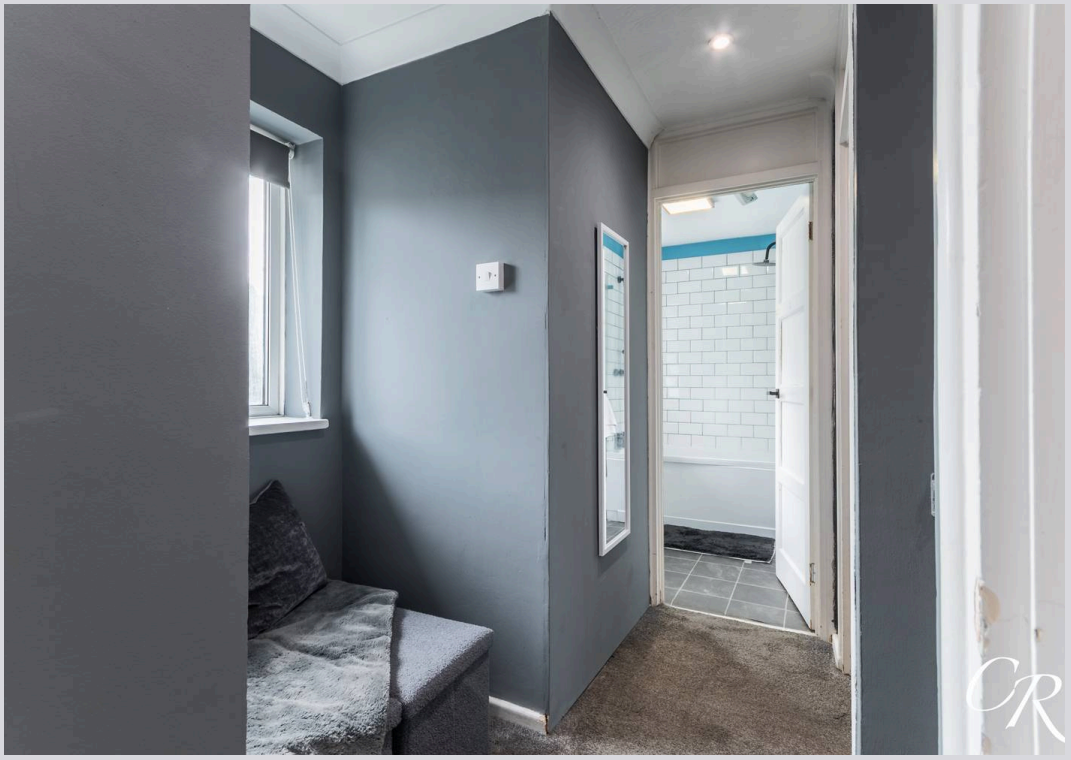
- No Onward Chain
- Three Bedroom Terraced Home
- Generous Proportioned Family Home
- Impressive Rear Garden Arranged For Entertaining and Play
- Driveway Parking For Multiple Vehicles
- Close To Local Amenities and Transport Links



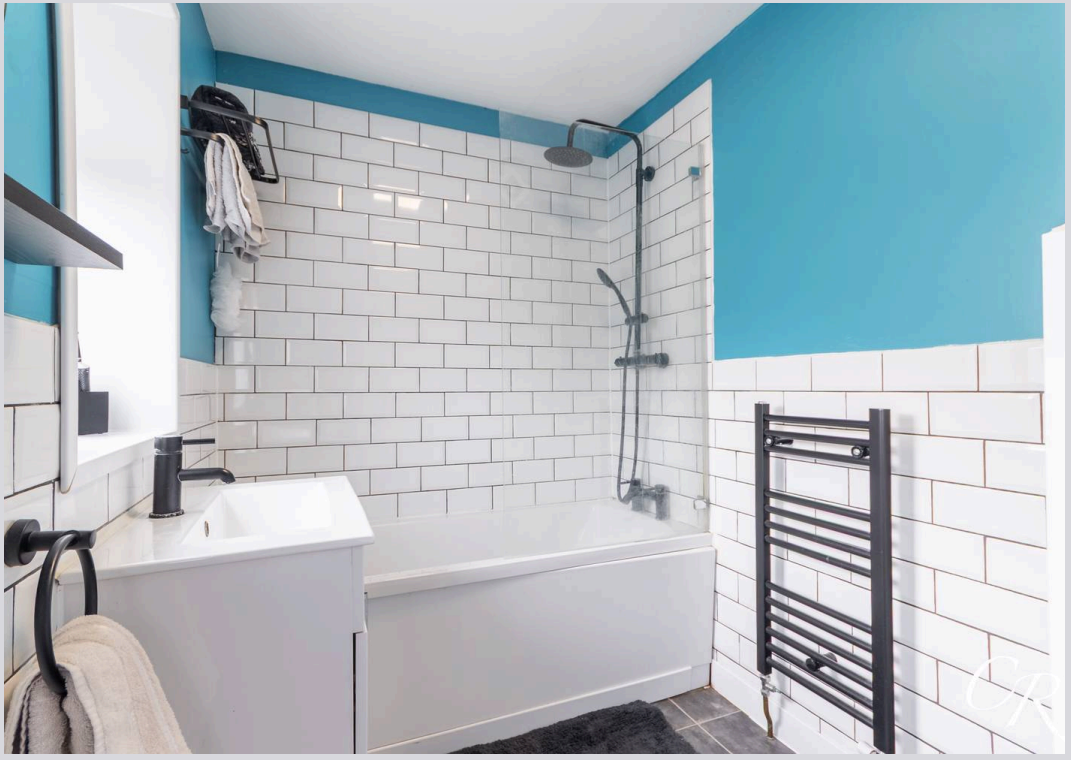















LEO
ANFIELD ROAD L4
VAN DIJK
GOODNIGHT




LE6 1JAX
LE6 1JAX
ROUTE 66
BEWARE PICKPOCKETS LOOSE WOMEN
ROCK ROLL


LE6 1JAX
LE6 1JAX
ROUTE 66
BEWARE PICKPOCKETS LOOSE WOMEN
ROCK ROLL


ROUTE U.S. 66
BEWARE PICKPOCKETS LOOSE WOMEN







This three-bedroom home on Village Road offers a practical layout with a separate living room, a kitchen with space to dine and a rear garden designed to make the most of time outdoors. The garden is a particular highlight, combining a generous patio, an area of artificial lawn and a covered bar and seating space.

Entrance Hall: The front door opens into a hallway with access to the ground-floor accommodation and stairs leading to the first floor.

Living Room: A separate reception room with space for sofas and additional furniture, providing a comfortable setting for relaxing and spending time together benefiting from patio doors that open out on to the rear garden.

Kitchen: The kitchen offers worktop and cupboard space alongside room for a dining table. There is space for freestanding appliances, including a washing machine, a range-style cooker with an extractor hood above, and an American-style fridge freezer. Windows bring natural light into the room.

First-Floor Landing: The landing provides access to the three bedrooms and bathroom.

Bedroom One: The principal bedroom offers space for a king sized bed and freestanding furniture along with built in storage space.

Bedroom Two: A further large bedroom with room for a double bed and built in storage space.

Bedroom Three: The third bedroom could be used as a child's room, guest bedroom or home office and benefits from built in storage space.

Bathroom: The family bathroom serves the first-floor bedrooms.

Garden: The rear garden has been arranged for both entertaining and play. A generous paved terrace provides plenty of room for outdoor dining, while a separate seating area beneath a timber pergola offers another place to relax. Beyond the terrace is an artificial lawn with space for children's games. At the far end, a substantial covered timber bar and seating area creates a sociable spot for gatherings. Fencing encloses the garden and defines its different areas.

Additional Details:

Tenure: Freehold

Council Tax Band: B

Agents Note: Please note this property is of Wimpey No Fines construction, which is classed as non-standard construction. Buyers requiring a mortgage should consult their broker or lender for specific lending advice before proceeding.

Location: Village Road is well placed for everyday shopping, with Lidl on Tewkesbury Road and Sainsbury's at Gallagher Retail Park nearby. Tewkesbury Road also offers a choice of larger stores and provides a route towards Cheltenham town centre and the M5, making travel further afield straightforward. Cheltenham Spa railway station offers further connections for commuters, while the town centre's shops, restaurants and leisure facilities are within easy reach.

Disclaimer: These particulars are intended as a guide only and do not form part of an offer or contract. All descriptions, dimensions, references to condition and other details should be checked by prospective purchasers, who should satisfy themselves by inspection or otherwise.

GROUND FLOOR
412 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY
CR COCK Residential

TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.