



139 River Leys, Swindon Village

Guide Price £220,000





This well-presented two-bedroom home situated in Swindon Village, offers a practical and comfortable layout, ideal for first-time buyers, downsizers or investors alike. With a bright living space, private rear garden and off-road parking, the property provides a well-balanced home in a convenient setting.

Entrance Hall: A welcoming entrance with space for coats and shoes, providing access through to the kitchen and opening into the main living space.

Kitchen: Positioned at the front of the property, the kitchen is fitted with a range of wall and base units with worktop surfaces. There is space for appliances such as a cooker, washing machine and fridge freezer, with a window allowing for natural light and a pleasant outlook to the front.

Sitting/Dining Room: A generous and versatile reception space spanning the rear of the property, offering ample room for both living and dining furniture. The room benefits from good natural light and features patio doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The staircase rises from this room, adding character and an open feel to the space.

Bedroom One: A comfortable double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden. The room benefits from built-in wardrobe storage, making excellent use of space.

Bedroom Two: A well-proportioned second bedroom, ideal as a guest room, home office or nursery, with a window to the front allowing for natural light. This room also benefits from built-in wardrobe storage, making excellent use of space.

Bathroom: Fitted with a white suite comprising a bath with shower over, wash hand basin and WC. The room is complemented by a window for ventilation and natural light.

Rear Garden: The property benefits from a private rear garden, mainly laid to lawn and enclosed by fencing. The space offers a good level of privacy and is ideal for outdoor seating, entertaining or gardening. A useful shed is included within the sale, providing additional storage.

Parking: The property benefits from off-road driveway parking for two vehicles to the front.

Additional Details:

Tenure: Freehold

Council Tax Band: B

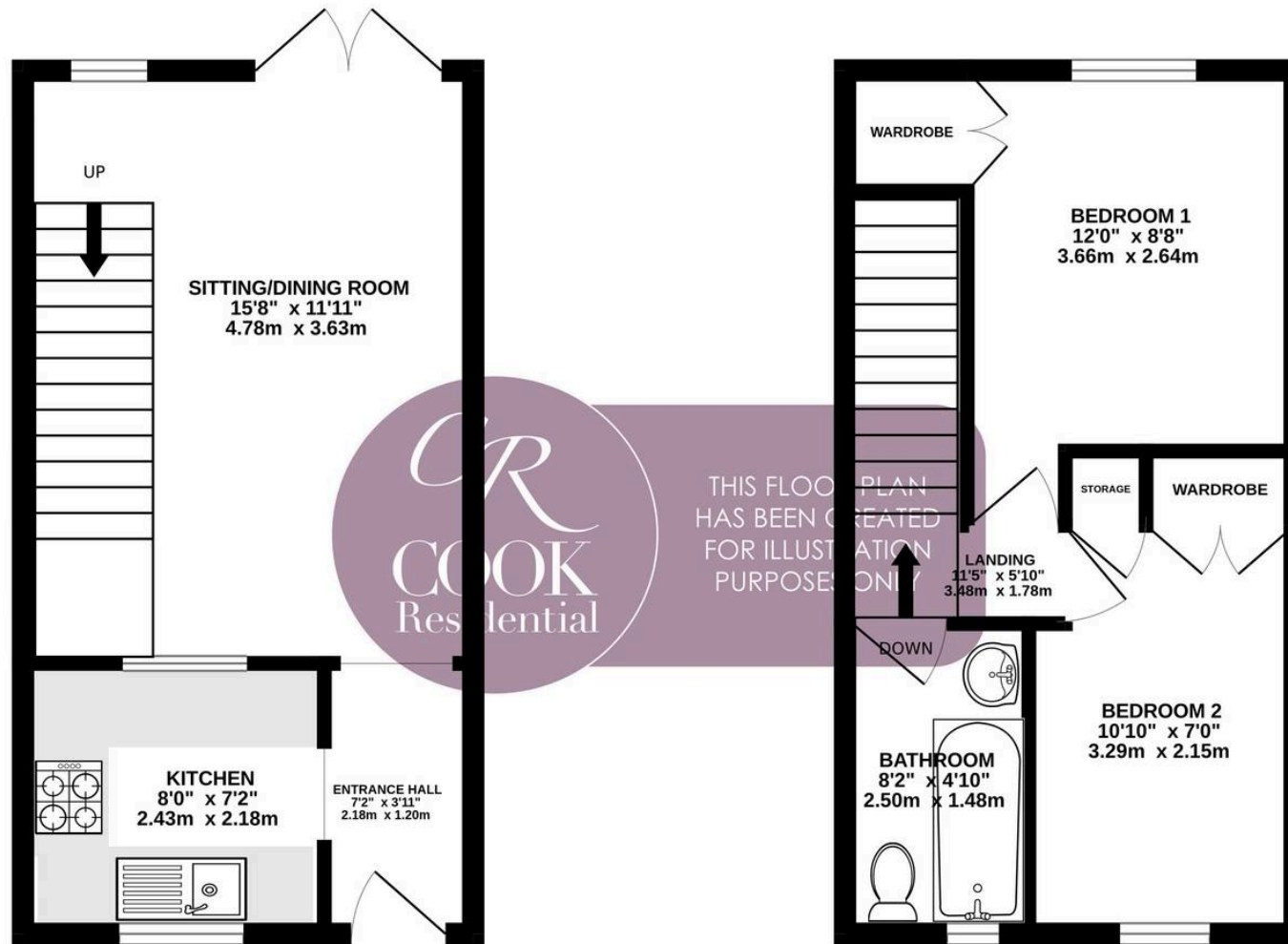
Location: River Leys is situated within the popular Swindon Village area, to the north-west of Cheltenham town centre. The location offers convenient access to local amenities, supermarkets and schooling, while Cheltenham Spa railway station and the M5 motorway are both within easy reach for commuters. The area remains well regarded for its residential feel combined with strong connectivity.

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GROUND FLOOR
272 sq.ft. (25.2 sq.m.) approx.

1ST FLOOR
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.5 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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Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street - GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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