



13 Pinewood Drive , Cheltenham, GL51 0GH

£295,000



Murdock & Wasley Estate Agents are delighted to present this well-maintained four-bedroom mid-terrace townhouse, situated in the popular Pinewood Drive area of Cheltenham. Offering spacious and versatile accommodation throughout, this property is ideally suited to families and professionals alike.

The home benefits from four well-proportioned bedrooms, bright and comfortable living spaces, and a practical layout designed to suit modern living. Externally, the property enjoys a tiered rear garden, providing a private outdoor space to relax and entertain, along with the added benefit of secure allocated parking.

Conveniently located close to local amenities, highly regarded schools, transport links and Cheltenham town centre, this attractive townhouse presents an excellent opportunity for a wide range of buyers.



Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, stairs to first floor landing. Doors lead off:

Wash Cloakroom

Suite comprising low level wc, pedestal wash hand basin with taps over, wall mounted radiator.

Kitchen

Range of base, drawer and wall mounted units, roll edge worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, space for fridge/freezer, washing machine, dishwasher. Wall mounted radiator, front aspect upvc double glazed window.

Lounge / Dining Area

Television point, data point, power points, wall mounted radiator, space for dining table, rear aspect upvc double glazed window and rear aspect upvc double glazed door leading to garden.

First Floor Landing

Power points, wall mounted radiator, stairs to second floor landing, front aspect upvc double glazed window. Doors lead off:

Bedroom Three

Power points, wall mounted radiator, rear aspect upvc double glazed windows.

Bedroom Four

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, panelled bath with taps and shower over, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls, tiled flooring.

Second Floor Landing

Wall mounted radiator, doors lead off:

Bedroom One

Power points, wall mounted radiator, access to boarded loft via hatch, front aspect upvc double glazed window. Door leads off:

Ensuite

Suite comprising low level wc, step in cubicle with shower over, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls.

Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glazed windows.

Outside

To front of the property a path sided by a small garden laid to decorative stone leads to the front door.

To the rear of the property a patio leads down to a tiered garden with wooden decking, providing space for garden furniture. This is bordered by raised flower beds and enclosed by wooden fencing. A wooden gate leads to a secure allocated parking space. The rear garden also features workshop that has power and lighting. Outdoor power points and lighting run throughout the garden.

Tenure & Charges

Freehold.

Estate Management Charge: Circa £260 Per Annum

Services

Mains water, gas, electricity and drainage.

Local Authority

Cheltenham Borough Council
Tax Band: D

Awaiting Vendor Approval

Mains water, gas, electricity and drainage.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
			EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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