



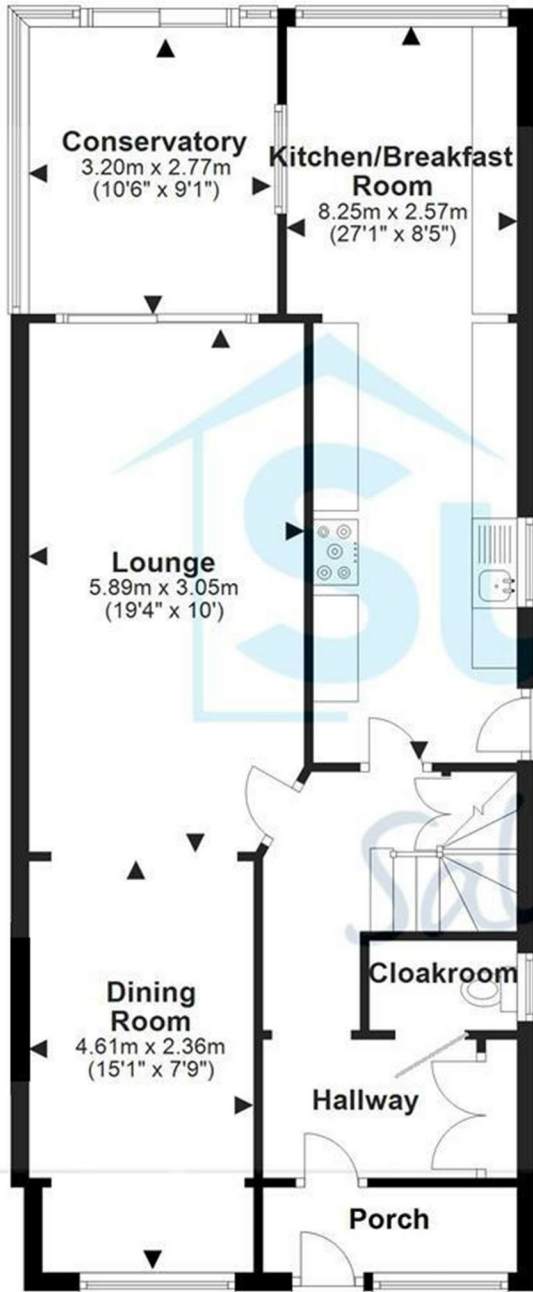
A wide-angle photograph of a modern living room. In the foreground, a large grey sofa with several patterned cushions is visible. A large, rectangular rug with a complex, abstract pattern in shades of yellow, brown, and grey covers the floor. To the right, a curved grey sofa faces the main sofa. A glass coffee table with a metal frame sits between them. In the background, a white-framed glass door leads to a blue-walled room. A large mirror hangs on the wall above the main sofa. The room is lit by recessed ceiling lights. A fireplace with a wooden surround is visible on the right side of the image.

Village Road
Cheltenham

£375,000

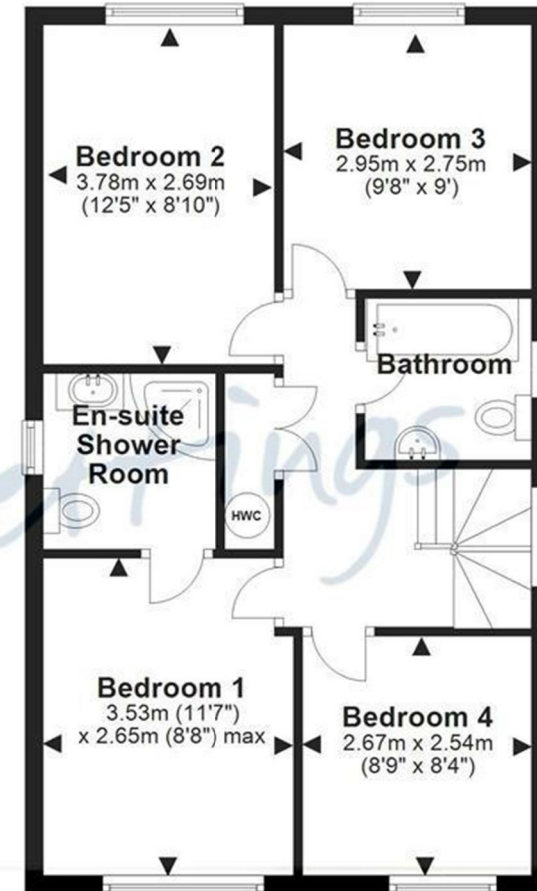
Ground Floor

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.



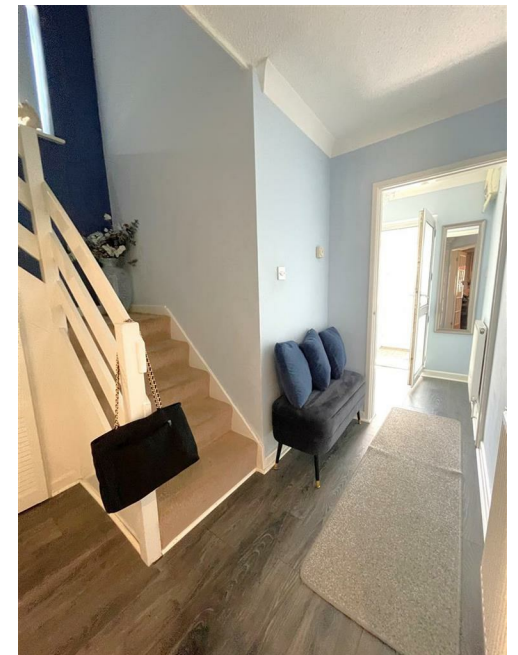
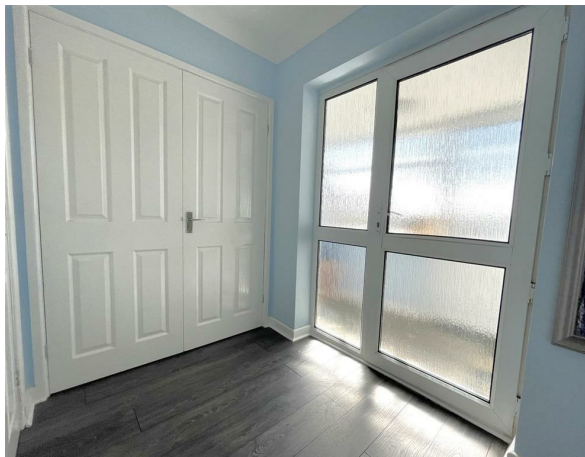
The ground floor features:

- 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

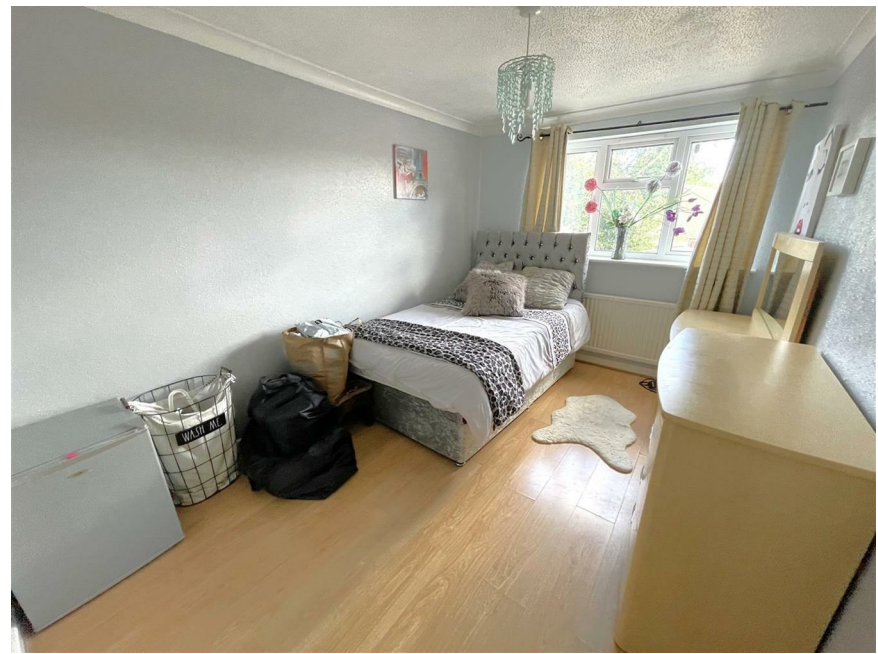
Upstairs, a spacious landing includes a large linen cupboard, with access to four well-proportioned bedrooms and two bathrooms.

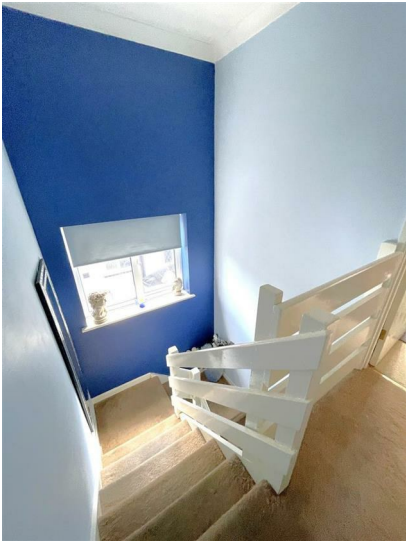
Externally, the home benefits from a driveway with off-road parking for approximately four vehicles, and a private east-facing rear garden with pedestrian access—ideal for morning sun and outdoor entertaining.

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.









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



Cheltenham Borough Council
COUNCIL TAX BAND D

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(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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