

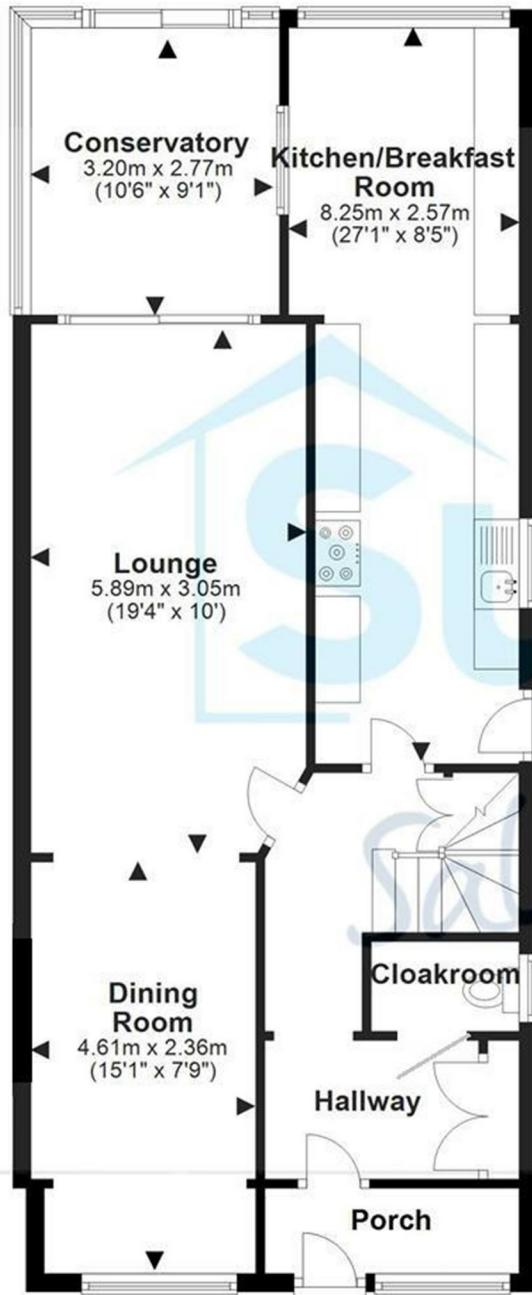


Village Road
Cheltenham

£375,000

Ground Floor

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



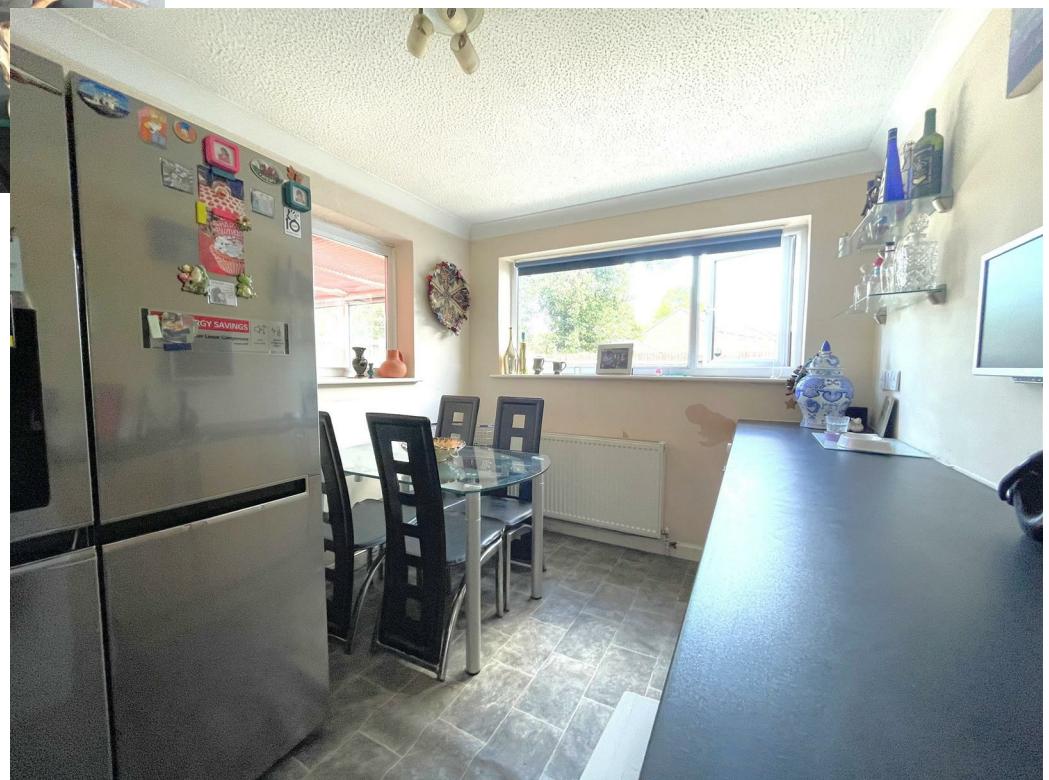
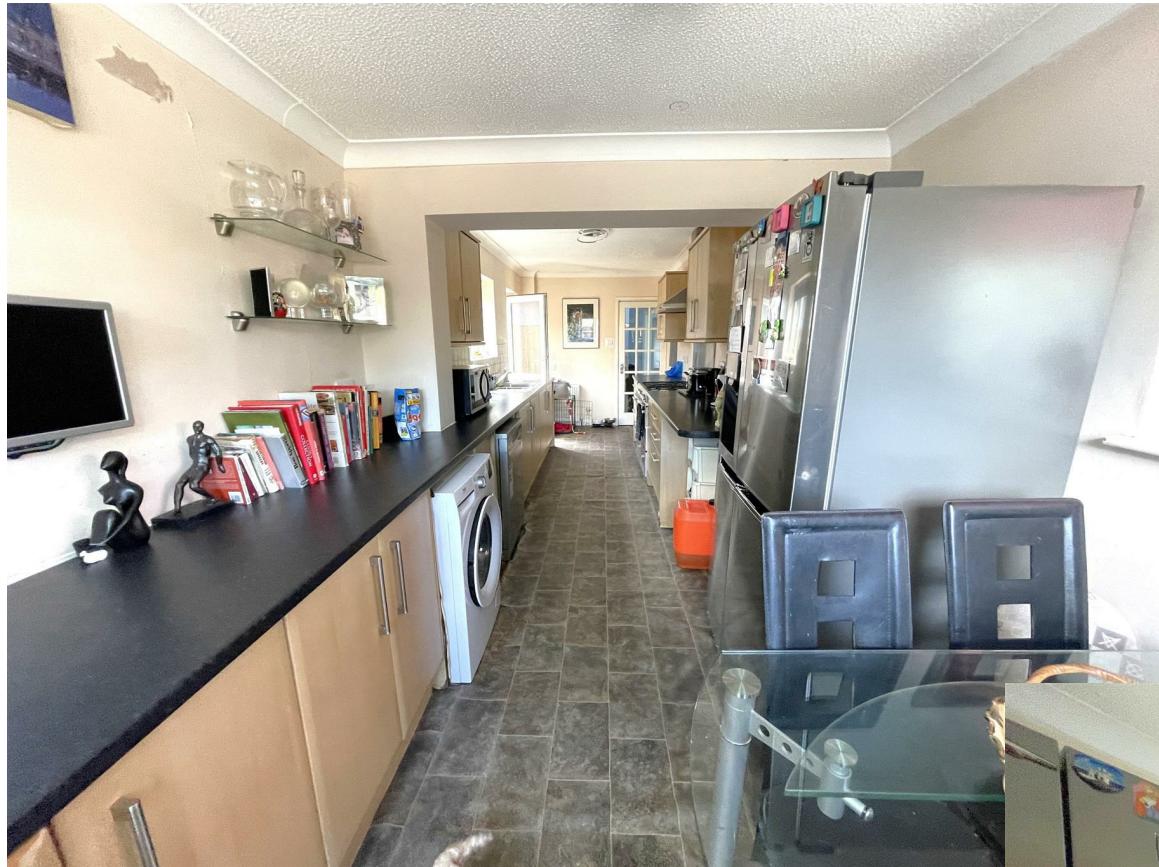
First Floor

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.



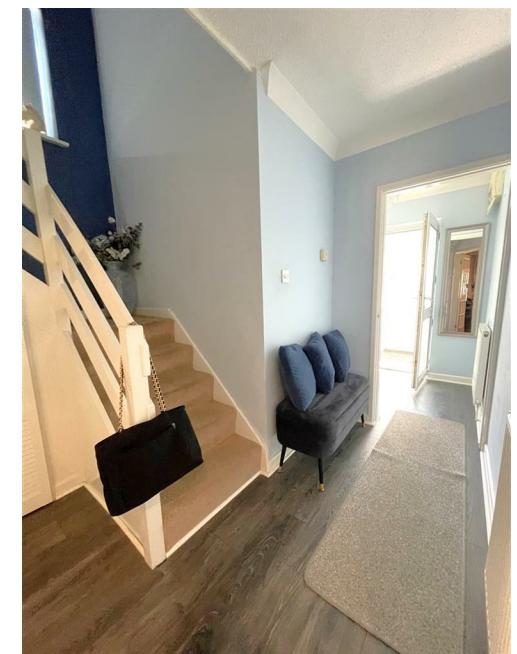
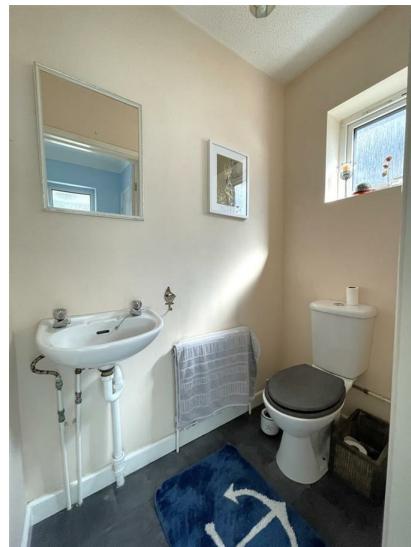
The ground floor features:

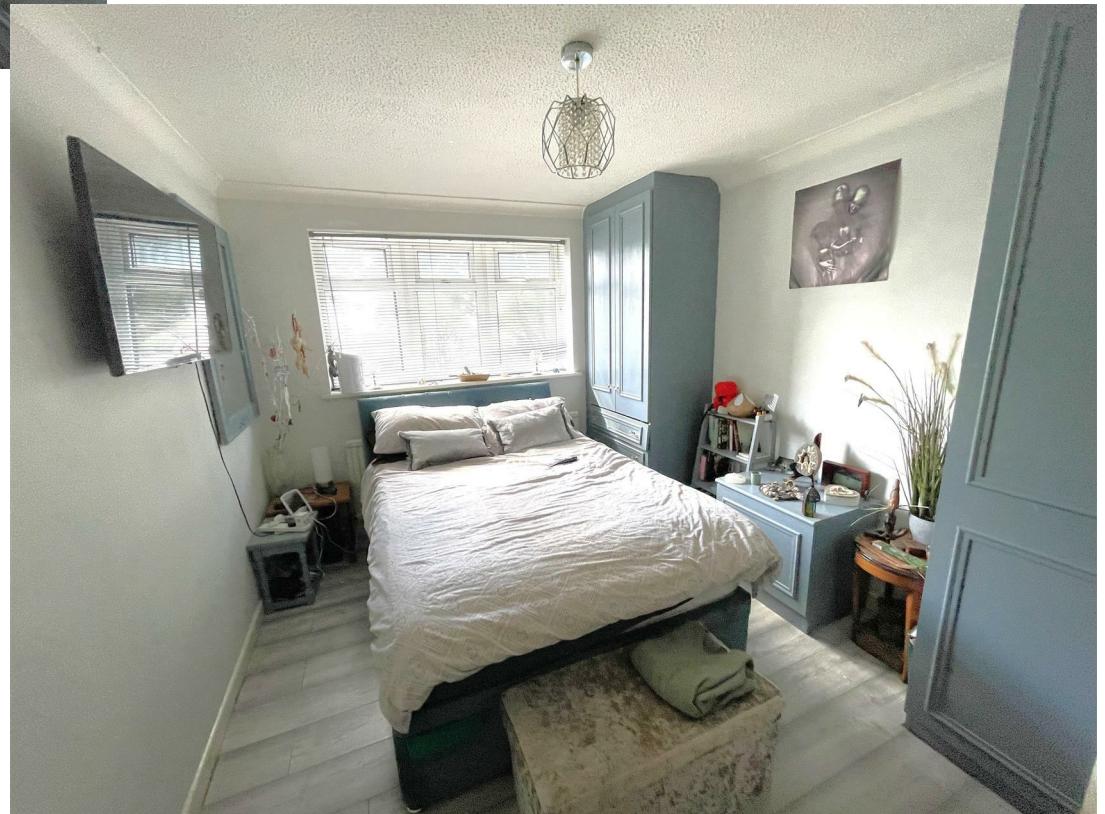
- Entrance Porch
- Entrance Hall with double storage cupboards
- Cloakroom (WC)
- Expansive Living Room flowing into a Dining Area with Study Space
 - Conservatory
- Large Kitchen/Breakfast Room perfect for family life

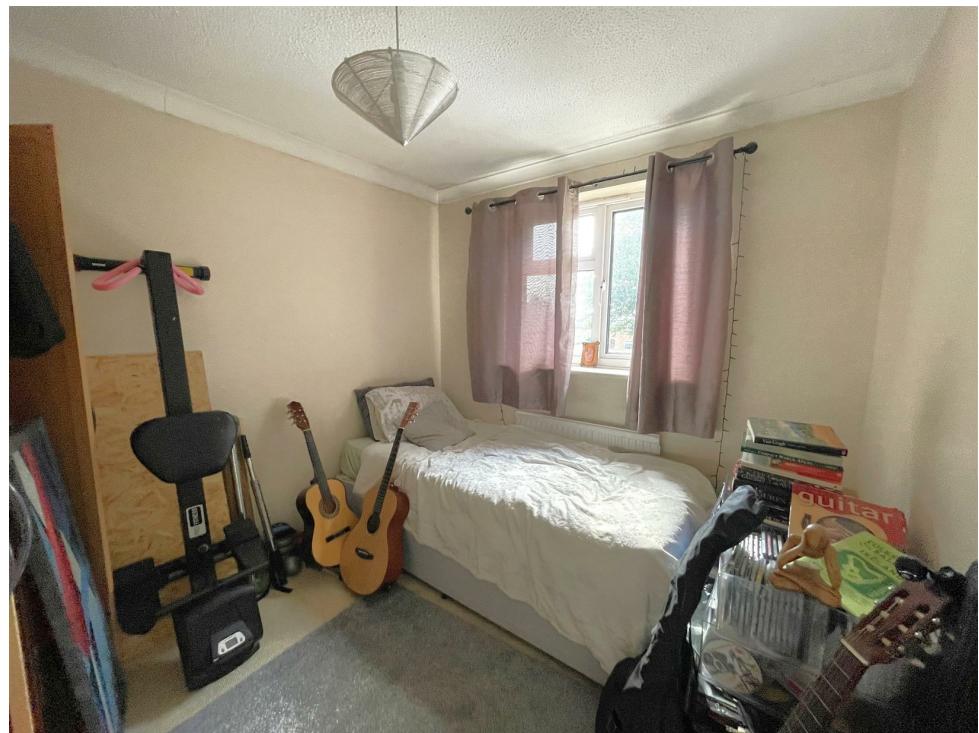
Upstairs, a spacious landing includes a large linen cupboard, with access to four well-proportioned bedrooms and two bathrooms.

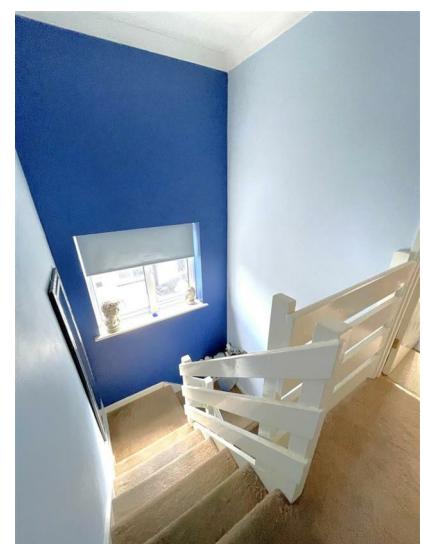
Externally, the home benefits from a driveway with off-road parking for approximately four vehicles, and a private east-facing rear garden with pedestrian access—ideal for morning sun and outdoor entertaining.

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.







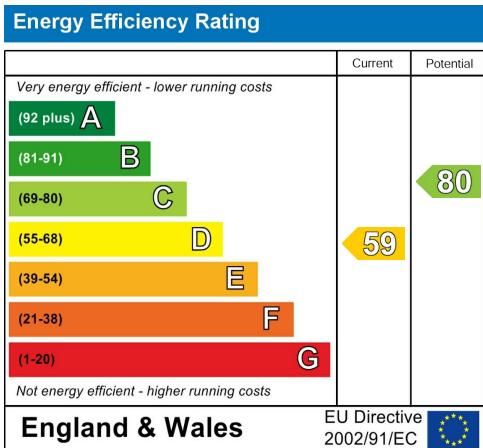


Local Authority	Council Tax
Gloucestershire	Band: D Annual Price: £2,258
Conservation Area <small>?</small>	Flood Risk
No	Medium
Floor Area	Plot Size
1,259 ft ² / 117 m ²	0.07 Acres
Mobile Coverage	Broadband
EE	Basic 3 Mbps
Vodafone	Superfast 39 Mbps
Three	Ultrafast 1800 Mbps
O2	
Satellite / Fibre TV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



Cheltenham Borough Council COUNCIL TAX BAND D

Freehold



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