

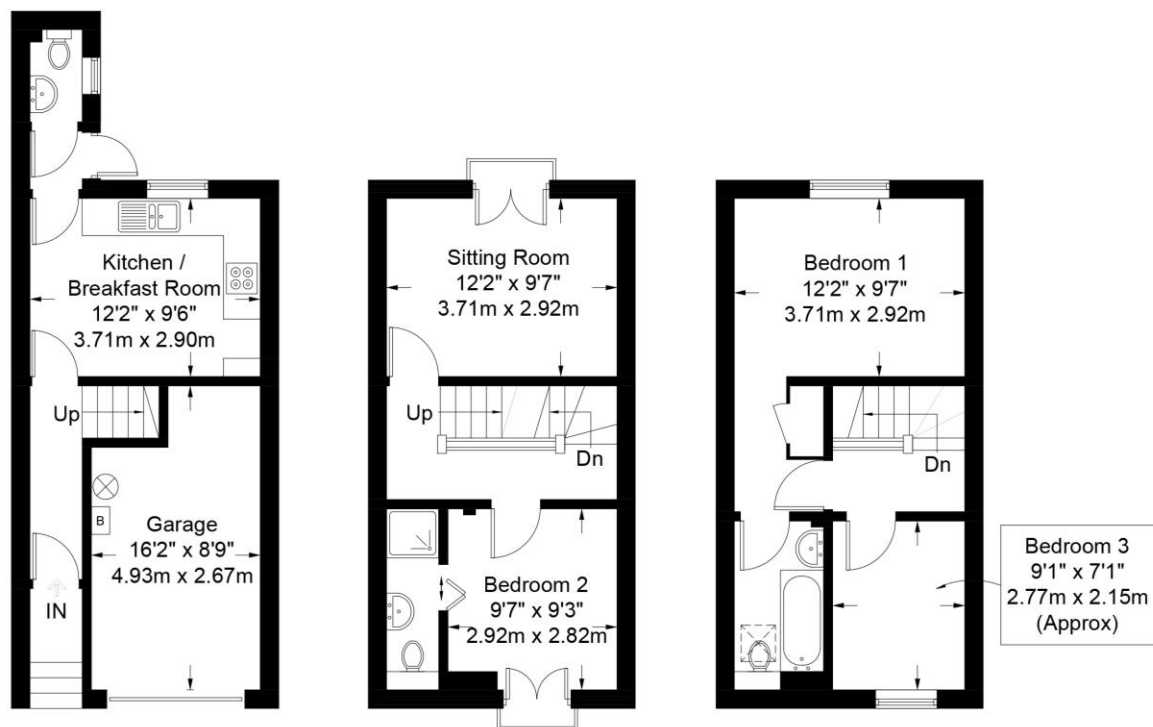
15 Witcombe Place

Cheltenham, Gloucestershire GL52 2SP

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A very well presented 3 bedroom modern town house with well-proportioned accommodation arranged over three floors and featuring a garage and an enclosed courtyard garden.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

A modern town house located in a quiet no through road and providing a central position within walking distance of Cheltenham town centre and Sanford Park.

The well-proportioned accommodation is arranged over three floors and is well presented throughout. To the ground floor is a deep recessed entrance, entrance hall, a well fitted kitchen/breakfast room, rear lobby and cloakroom fitted with a white suite. Stairs from the entrance hall lead up to the first floor landing, off which is a full width sitting room with a west facing Juliet balcony. In addition the second bedroom can be found on this floor again with a Juliet balcony and a modern fitted en suite comprising a W.C., basin and shower cubicle.

Stairs lead up from the landing to the second floor where the third bedroom is located together with the main bedroom which has a refitted modern en suite bathroom.

Outside to the rear is an enclosed courtyard garden (c.19'x13'maximum) and to the front is an integral garage.

The property features gas fired central heating and sealed unit double glazing.

General

Services: All main services are believed to be connected

Local Authority: Cheltenham Borough Council

Council Tax: Band C - £1477.07

EPC: C

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Approximate Gross Internal Area (Including Garage) 969 sq m / 90.1 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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