Pinewood Drive

, Cheltenham GL51 0GH

- Three full bathrooms
- Five spacious bedrooms
- Contemporary interior design
- Large reception room
- Driveway with private parking
- Modern fitted kitchen

£299,000 Freehold

Location

Full Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £310,000.

This large, modern mid-terrace townhouse offers an exceptional blend of space, style, and convenience, ideally located with excellent access to local amenities, transport links, and well-regarded schools. Beautifully presented throughout, the property is ready to move into and equally well suited as an immediate investment opportunity. Most furniture and fixtures are included in the sale, as the current owners are relocating overseas and unable to take these with them.

The property is already established as a successful Airbnb, generating a strong and consistent rental income, which will be particularly attractive to investors seeking a turnkey opportunity.

Upon entering, you are welcomed into a bright and inviting hallway that immediately sets the tone for the home's exceptional presentation. The ground floor comprises a stylish guest cloakroom, a generous main reception room, and a beautifully designed open-plan kitchen and dining area, ideal for family life, entertaining, and relaxed social gatherings.

Arranged across the upper floors are five well-proportioned bedrooms and three full bathrooms, providing excellent flexibility for family living, guests, home working, or creative use. The layout comfortably supports the needs of a larger household while maintaining a sense of privacy and convenience, with each room benefiting from the property's elegant, designer-led aesthetic.

Externally, the home features a private driveway, attractive frontage, and well-maintained surroundings, offering both practicality and strong kerb appeal. Pinewood Drive is situated within a popular and well-connected area of Cheltenham, known for its family-friendly atmosphere and peaceful setting. Residents benefit from easy access to everyday essentials, transport links, and a wide range of local amenities, making it an ideal location for both owner-occupiers and tenants alike.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting

for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Local Authority
Council Tax Band
EPC Rating **C**

Smartsale4u Office

Suite 331 Kemp House, 152-160 City Road, London, EC1V 2NX

Contact

02045729091
info@smartsale4u.co.uk
smartsale4u.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.