



**6 Stansby Park**  
The Reddings, Cheltenham GL51 6RS



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## Guide Price £125,000

A VERY WELL PRESENTED TWO BEDROOM DETACHED PARK HOME for the OVER 45's, RE-FITTED KITCHEN AND BATHROOM, LOCATED IN THE POPULAR LOCATION OF THE REDDINGS, within EASY DRIVING DISTANCE TO THE SPA TOWN OF CHELTENHAM.

Stansby Park is situated within easy driving distance to the spa town of Cheltenham, a town in Gloucestershire, home to the renowned Cheltenham Festival, 4 days of horse jump racing culminating in the Gold Cup, held annually in March at Cheltenham Racecourse. It is also known for Regency buildings, including the Pittville Pump Room, a remnant of Cheltenham's past as a spa town. There's fine art at The Wilson museum, and the Victorian Everyman Theatre has an ornate auditorium. There are an abundance of facilities within the town. with its many shops, eateries, a train station, medical facilities. Access to the motorway network is via J10 of the M5 which is less than 4 miles distant.





External staircase leads to the main front door to the property, which is UPVC double glazed.

### ENTRANCE HALL

12'9 x 4'6 (3.89m x 1.37m)

Radiator.

### LOUNGE

16'4 x 11'2 (4.98m x 3.40m)

Two radiators, laminate flooring, front and side aspect windows. Opening through to:

### KITCHEN / DINING AREA

19'1 x 8'2 (5.82m x 2.49m)

Re-fitted to comprise of a range of base mounted units with laminated worktops and splashbacks, louvre doors to boiler cupboard housing the Worcester gas-fired boiler supplying the hot water and central heating, telephone point, integrated oven, plumbing for washing machine, one and a half bowl sink unit with mixer tap.

The dining area has a radiator, side and rear aspect windows and a UPVC double glazed door provides additional access.

### MASTER BEDROOM

10'9 x 9'6 (3.28m x 2.90m)

Single wardrobe recess, single radiator, side aspect window.

### BEDROOM 2

9'5 x 7'0 (2.87m x 2.13m)

Wardrobe recess, single radiator, rear aspect window.

### BATHROOM

6'5 x 5'5 (1.96m x 1.65m)

Re-fitted suite to comprise panelled bath with mixer tap and

detachable overhead shower, WC, vanity wash hand basin with mixer tap, cupboard below, tiled flooring, single radiator, laminate splashbacks, side aspect frosted window.

### OUTSIDE

There is a communal parking area and gardens to the front, side and rear comprises of a grasses area, gravelled beds, brick-built outhouse, raised decked seating area, outside lighting, further gravelled lawn areas, garden shed, enclosed by wood panel fencing.

### SERVICES

Mains water, electricity, gas and drainage.

### AGENT'S NOTE

Ground rent is payable at £130 per calendar month.

### MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: A  
Cheltenham Borough Council, Municipal Offices, Promenade,  
Cheltenham, GL50 9SA.

### TENURE

Leasehold in Perpetuity.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

Head out of Cheltenham on Lansdown Road. At the roundabout with Texaco Garage, take the second exit and then turn left onto Hatherley Road. Continue along this road until reaching a mini roundabout. Then turn right on to Hatherley Lane. At the next roundabout, take the first exit on to Reddings Road and proceed straight over two roundabouts, taking the first turning left into Stansby Park. Communal parking will be found at the entrance and No 6 Stansby Park will be found on your right hand side.

What3Words - ///tones.given.sheets

### PROPERTY SURVEYS

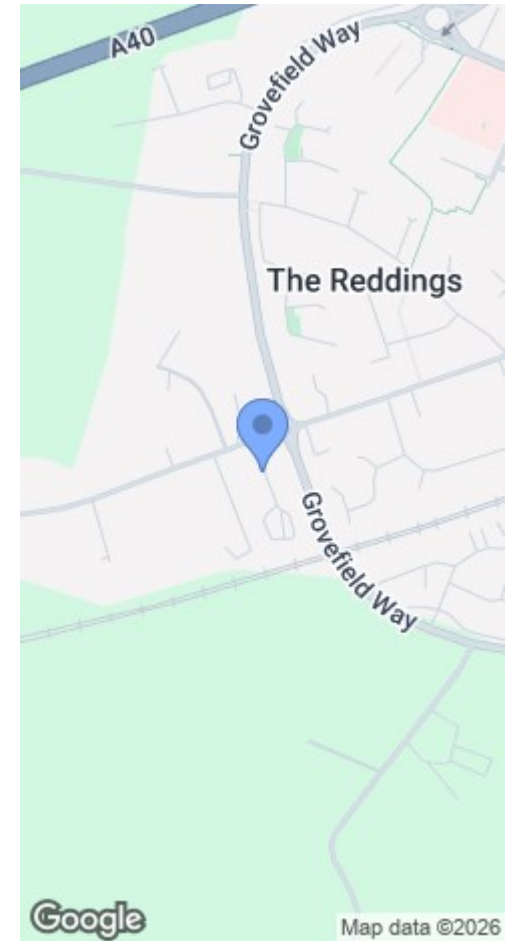
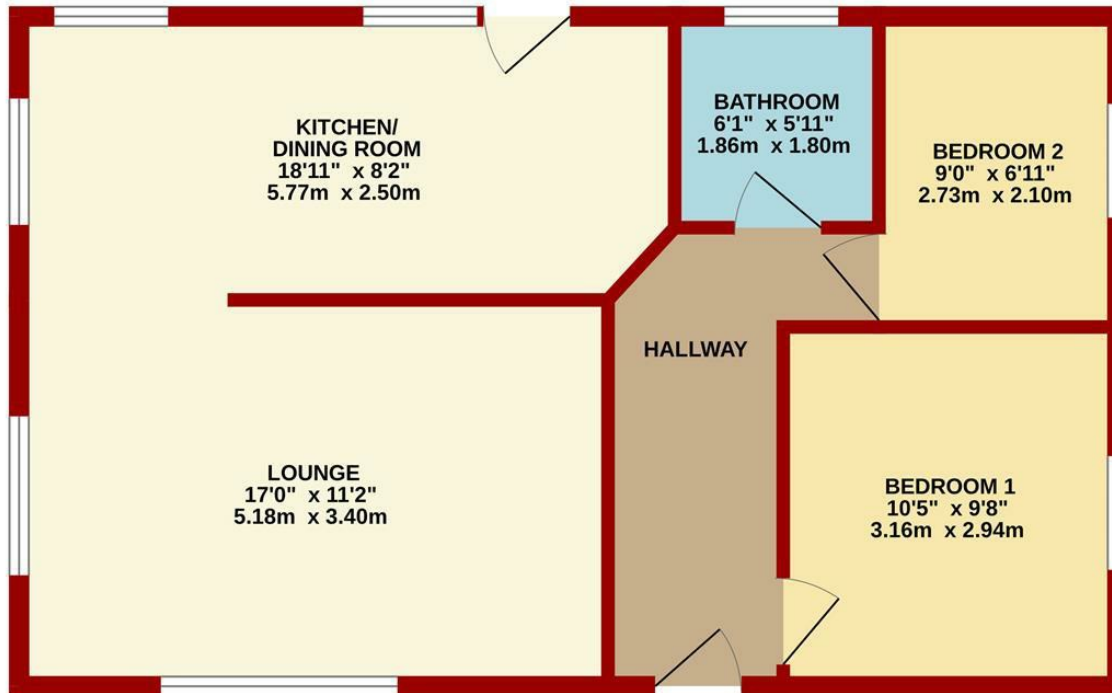
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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