



Newent Road

Newent Road

Cheltenham, GL52 5GQ

£420,000 Freehold

A 4 bedroom, detached family house with a garage, driveway, and lovely landscaped garden, situated on this popular residential development.

Reception hall • living room • family room/home office • kitchen/dining room • utility room • cloakroom • 4 bedrooms • 2 bath/shower rooms • garage & driveway • landscaped garden • gas central heating & double glazing • NHBC guarantee

Description

A 4 bedroom, detached family home offered for sale in beautiful condition and with the benefit of an NHBC guarantee (expires 2030). The accommodation includes a reception hall, living room with feature fire, family room/home office, a magnificent kitchen/dining room with doors opening to the rear garden, utility room, and a downstairs cloakroom. Upstairs, there are 4 bedrooms and 2 bath/shower rooms, the master with en suite. Outside, there is a detached garage, driveway, and a lovely landscaped rear garden. The property further benefits from gas central heating and double glazing.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services. **AGENTS NOTE** There is an Estate Service Charge - currently £176.29 per year.



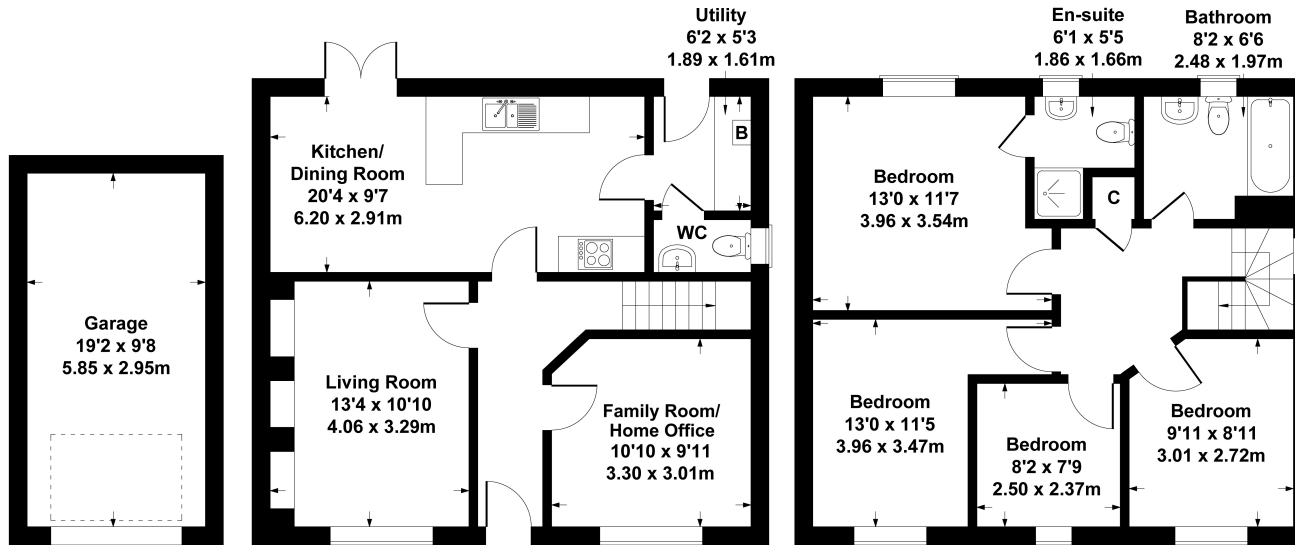


Situation

A popular residential area, close to schools, supermarkets, and Pittville Park. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

18 Newent Rd

Approximate Gross Internal Area
House : 1216 sq ft - 113 sq m
Garage : 183 sq ft - 17 sq m
Total : 1399 sq ft - 130 sq m



GARAGE
(GARAGE LOCATION
NOT ACCURATE)

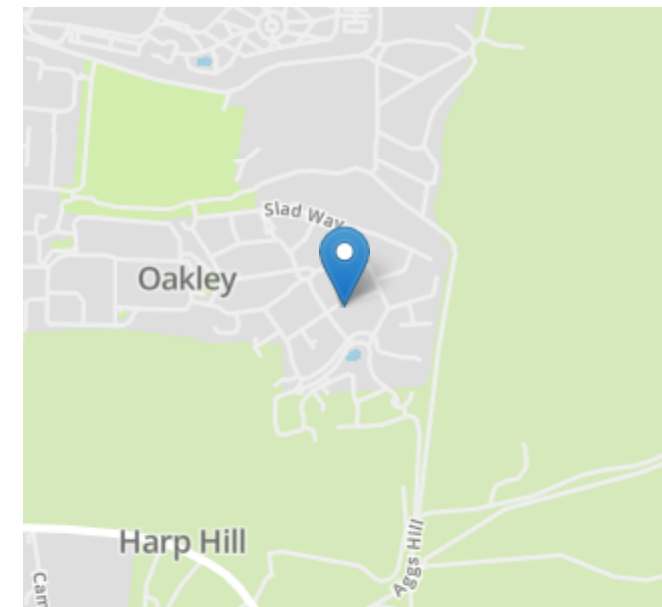
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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