



Gotherington



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Malleson Road, Gotherington, Cheltenham, GL52 9ER

£450,000 Freehold

**A 3 bedroom, semi-detached family house with garage, driveway and garden, offered for sale with no onward chain.**

NO ONWARD CHAIN • reception hall • living/dining room • kitchen/breakfast room • downstairs cloakroom • 3 bedrooms • shower room • garage & driveway • enclosed garden • double glazing • gas central heating • close to 'Good' primary school

## Description

A 3 bedroom, semi-detached house, situated in the heart of the village close to the school, pub and post office. The well presented but now dated accommodation includes a reception hall, kitchen/breakfast room, living/dining room with double doors to the rear garden, and a downstairs cloakroom. Upstairs, there are 3 good size bedrooms and a shower room. Outside is a paved driveway providing parking for 3 cars, a single garage, and an enclosed rear garden with lawn and seating areas. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

## Further Information:

**Local Authority** Tewkesbury Borough Council. **Tax Band** D.

**Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.





### Situation

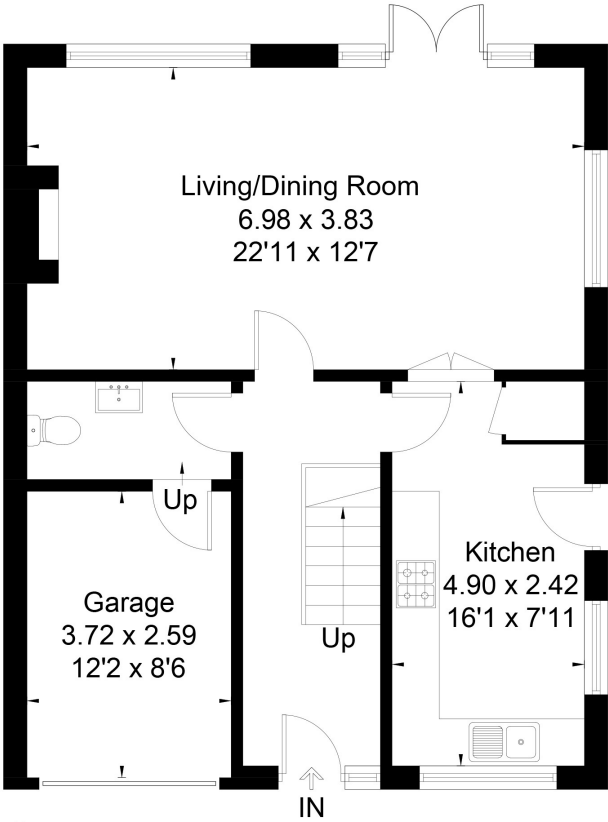
Gotherington is a delightful semi-rural village, situated at the foot of the Cotswold hills approx. 5 miles north of Cheltenham. The village has excellent amenities including the sought after Gotherington Primary School, post office and store, Shutters Inn, village hall, and cricket club. Cheltenham 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.



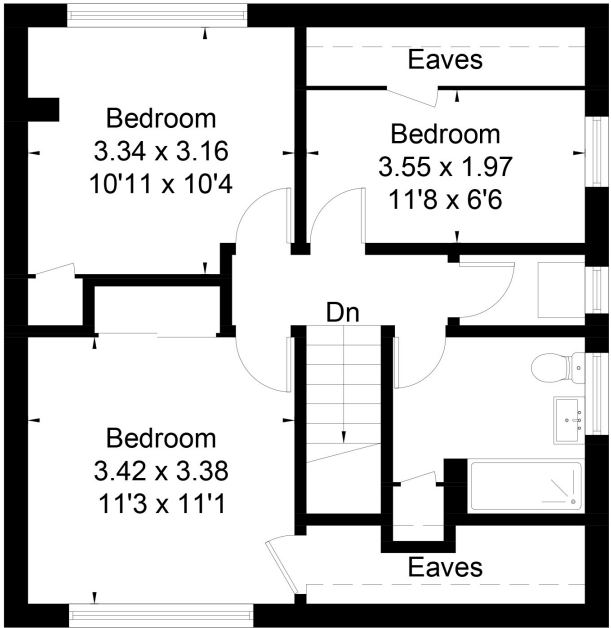
Approximate Floor Area = 116.1 sq m / 1250 sq ft  
(Including Eaves)



[ ] = Reduced head height below 1.5m



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96221

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