



Badgeworth

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Badgeworth Lane, Badgeworth, Cheltenham, GL51 4UW

Guide Price £750,000 Freehold

A 3 bedroom detached, family house, situated on this lovely level plot offering an excellent opportunity to extend/develop (subject to planning permissions).

NO ONWARD CHAIN • reception hall • living/dining room • kitchen/breakfast room • home office/family room • cloakroom • porch/utility area • 3 bedrooms • 2 bath/shower rooms • double garage • driveway • lovely gardens • covered area/garden store • gas central heating

Description

Set in lovely mature gardens, this beautifully presented detached family house is situated in a small village on the edge of Cheltenham, offering excellent communications and access to glorious countryside. Approached via a sweeping in and out driveway, and set back from the road, there is plenty of space and scope for further improvement (subject to planning permissions). The accommodation includes a reception hall, living/dining room with patio doors to the rear, kitchen/breakfast room, porch/utility area, home office/playroom, and a downstairs cloakroom. Upstairs, there are 3 good size bedrooms and 2 bath/shower rooms. Externally, there is a front garden, parking for several cars, and a good size garage. The rear garden is a real feature of the house and benefits from a great deal of privacy. Also at the rear of the property is a large covered area/garden store which is accessed from the back porch/utility area. The property further benefits from gas central heating, and is offered for sale with no onward chain.

Further Information:

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

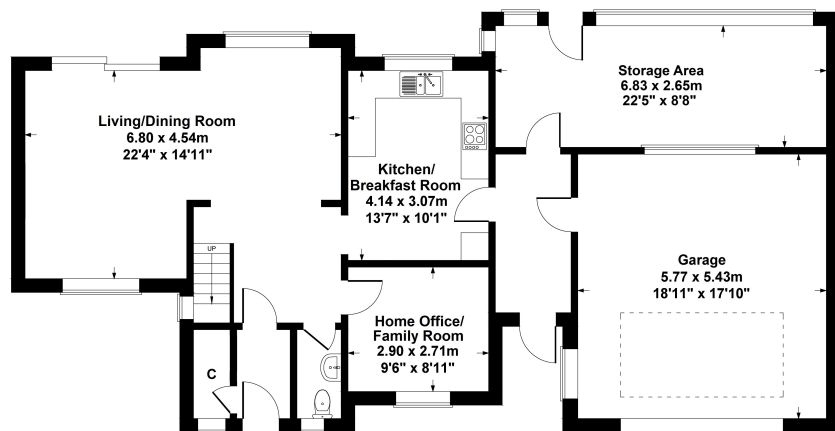




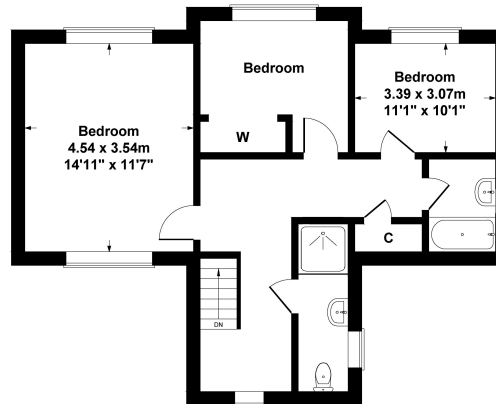
Situation

Badgeworth Lane is a popular semi-rural location, close to Cheltenham and Gloucester, glorious rolling countryside, and excellent amenities. 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 Gross Internal Area
Main House - 149 sq. metres (1604 sq. feet)
Garage - 31 sq. metres (334 sq. feet)
Total - 180 sq. metres (1937 sq. feet)

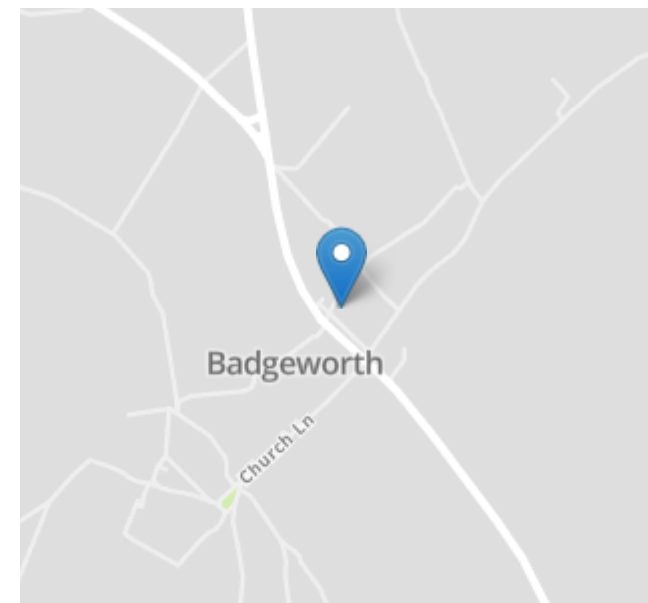


Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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