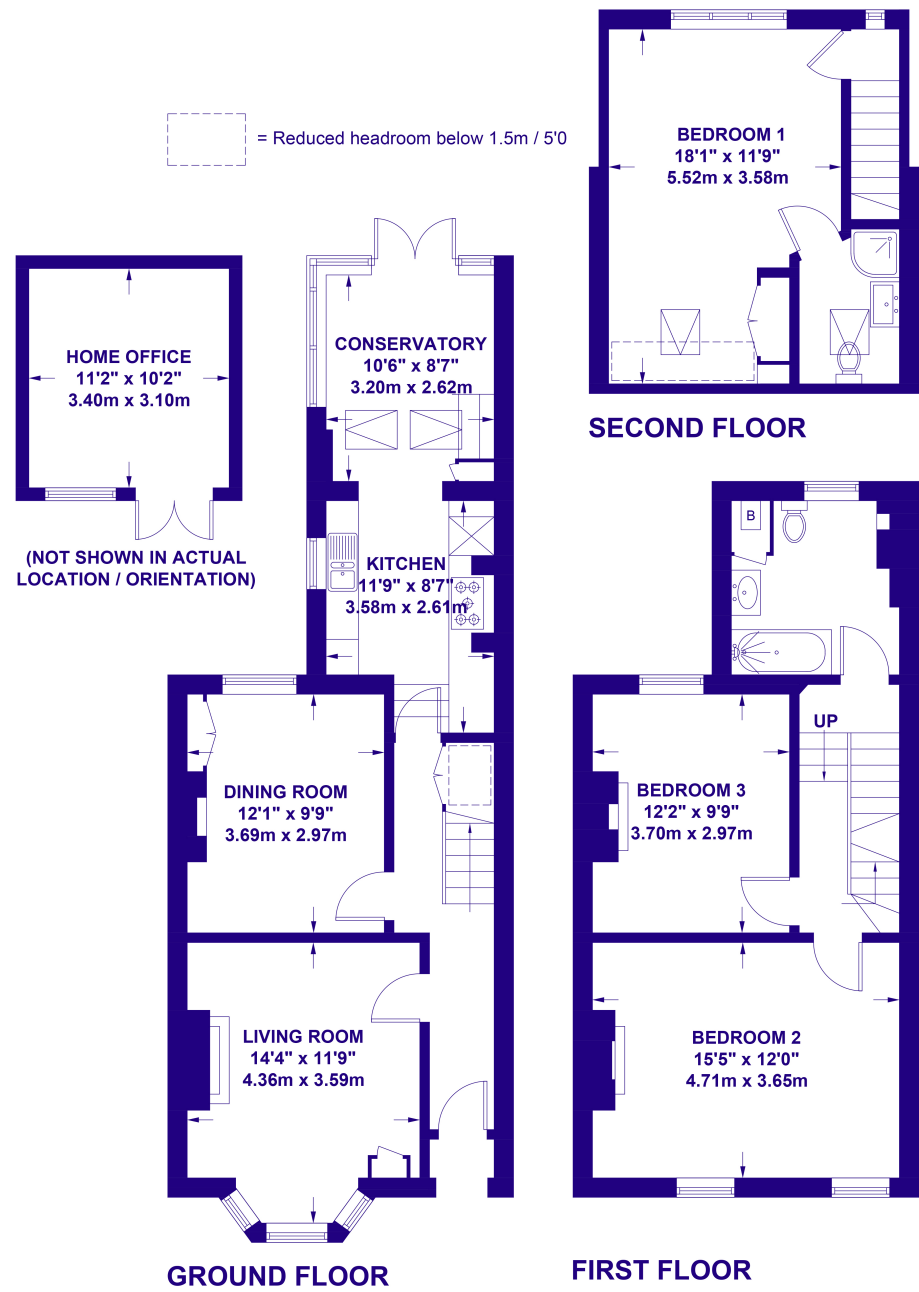


APPROXIMATE GROSS INTERNAL AREA = 121.2 sq m / 1304 sq ft
 HOME OFFICE = 10.5 sq m / 113 sq ft
 TOTAL = 131.7 sq m / 1417 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Errington Smith Sales & Lettings

Disclaimer:

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- c). It should not be assumed that any contents, furnishings or other items are included in the sale or that the property remains as photographed and as described. No assumptions should be made about any part of the property, which is not photographed or described.
- d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries.
- e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith.
- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 66 | 81 |
| England, Scotland & Wales | | |
| | EU Directive 2002/91/EC | |



34 Haywards Road, Cheltenham, Gloucestershire GL52 6RH

An extended and very well presented three double bedroom terrace property with a wealth of character features, some wonderful views and off road parking located in a popular residential area close to local shops and parks.



Residential Sales | Lettings | Property Management

01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

34 Haywards Road, Cheltenham, Gloucestershire GL52 6RH

An extended and very well presented three double bedroom terrace property with a wealth of character features, some wonderful views and off road parking located in a popular residential area close to local shops and parks. Its stylish and spacious accommodation is offered in very good decorative order and comprises on the ground floor a storm porch leading to an entrance hall, a bay fronted living room with a feature fireplace, a separate dining room and a modern fitted kitchen that flows effortlessly into the conservatory. The first floor provides two double bedrooms and a family bathroom. The principal bedroom with an en-suite shower room and amazing views can be found on the second floor. Further benefits of this light and bright property include gas fired central heating, double glazing, a wonderfully landscaped westerly facing rear garden with a decked area and lawn leading to an impressive detached home office, rear access and an off road parking space. Council tax band - D.



Directions

Leave Cheltenham via the London Road (A40) and at the Holy Apostles traffic lights turn left into Haywards Road and the property can be found on the left hand side.

Price:

£600,000

Tenure:

Freehold

Contact:

Karen Short