



Swindon Road

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ESTATE AGENTS

Swindon Road

Cheltenham, GL51 9JZ

£295,000 Freehold

A spacious 3 bedroom, bay fronted, period semi-detached house with a large west facing rear garden, within walking distance to the town centre.

SEMI DETACHED, PERIOD HOUSE • entrance hallway • living room with bay window • dining/family room • conservatory • kitchen • utility area • bathroom & upstairs shower room • 3 double bedrooms • loft room • large rear garden • side access • gas central heating & double glazing • walking distance to the town centre

Description

A period semi-detached house with a good size rear garden, close to the town centre offering spacious and versatile living space throughout. The accommodation includes an entrance hallway, living room with bay window and feature log burning stove, and a separate dining/family room with double doors leading into the generous conservatory. The kitchen has a range of wall and base units, inset oven and gas hob, tiled flooring, and an arched opening to the inner hallway, utility area, and ground floor bathroom. On the first floor are 3 double bedrooms, a shower room, and a staircase giving access to the boarded loft room with a velux window and eaves storage. Outside, there is a good size west facing enclosed rear garden, laid mainly to lawn with a garden shed, greenhouse, and 9'6x7'2 store room.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** C. **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

Situated on the outskirts of Cheltenham with excellent access to GCHQ, the railway station, town centre, and major road links. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. The town also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

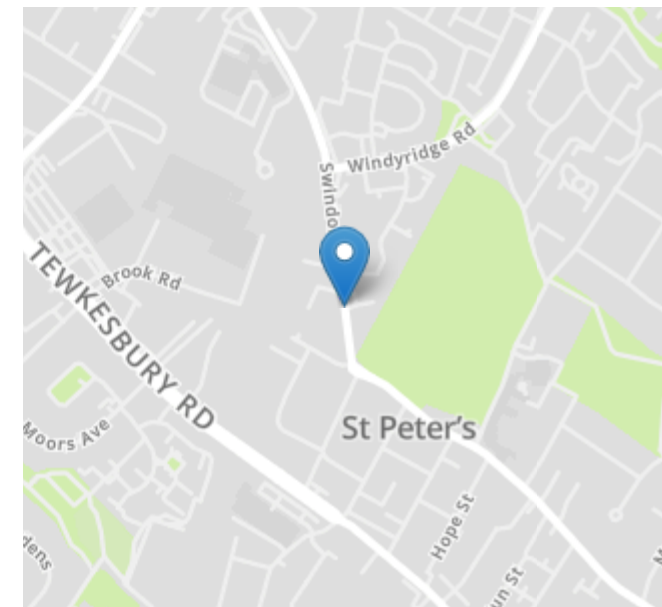
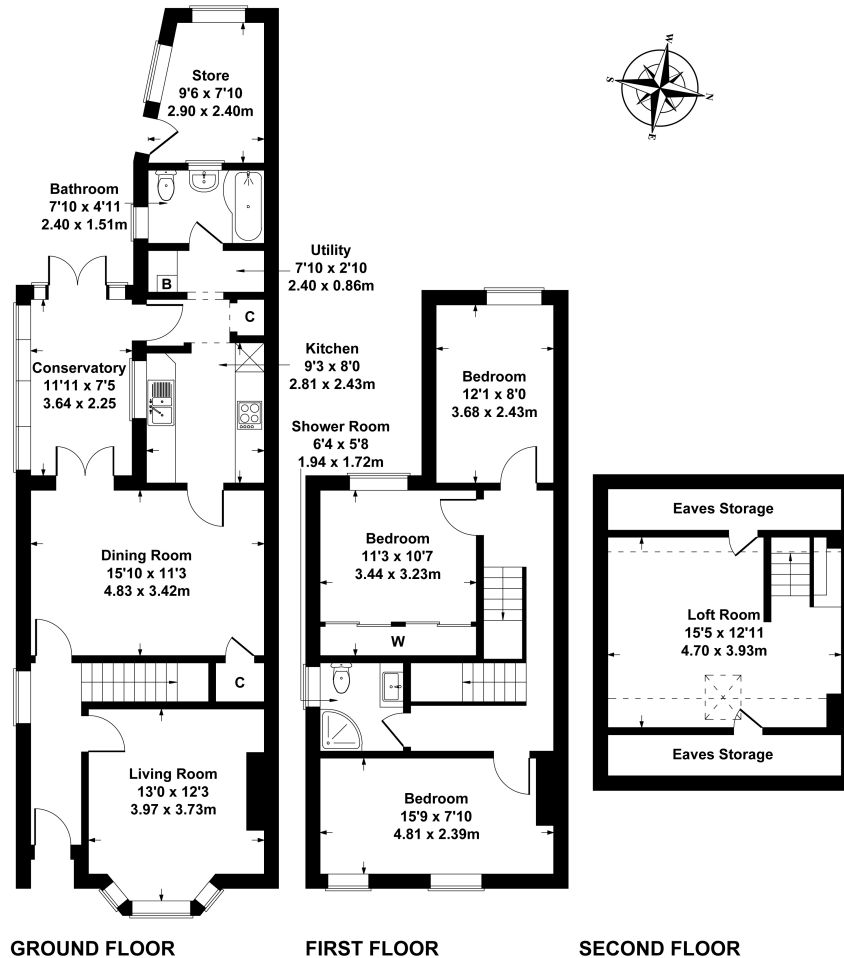
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Approximate Gross Internal Area

House : 1475 sq ft - 137 sq m

Total : 1475 sq ft - 137 sq m

Excluding Eaves Storage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(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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