

Niven Courtyard

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Niven Courtyard

Cheltenham, GL51 0GG

£569,950 Freehold

A 4 bedroom, detached, family home with a good size garden, situated on this popular development close to GCHQ.

Reception hall • living room • dining room • kitchen/breakfast room • utility room • cloakroom • 4 bedrooms • 2 bath/shower rooms • driveway & garage • good size garden • double glazing • gas central heating

Description

Situated in the corner of an attractive square close to amenities and excellent road access. The accommodation includes a generous entrance hall, downstairs cloakroom, living room, dining room, and a kitchen/breakfast room with double doors to the rear garden. There is also a separate utility room with door to the side. Upstairs, there are 4 double bedrooms and 2 bath/shower rooms, the master bedroom with built-in wardrobes and en suite shower room. Outside, there is a driveway providing parking for 2 cars, a single garage, and gated side access leading to a good size rear garden. The property further benefits from gas central heating and double glazing.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** F. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



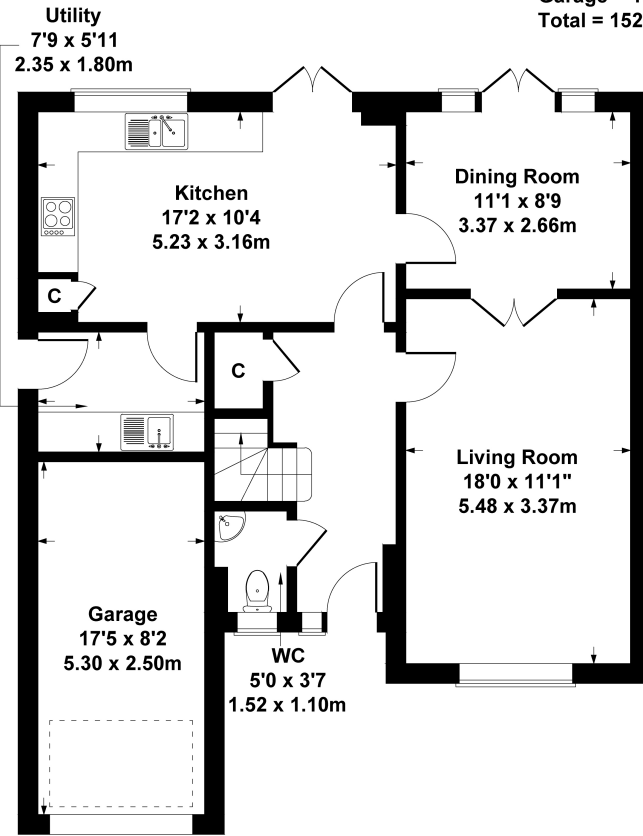


Situation

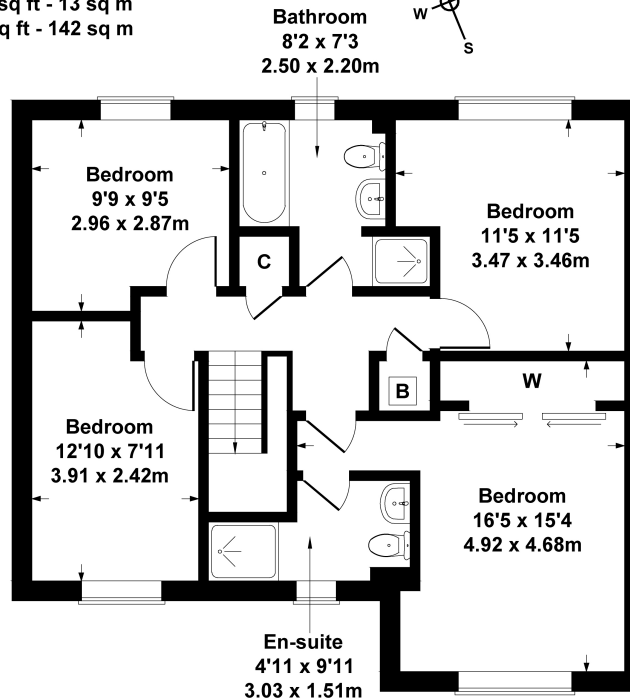
Niven Courtyard is a small no-through road, situated on this very popular residential development close to GCHQ and excellent road links including the M5, M4 and A417. Also nearby is the railway station with London Paddington just over 2 hours away. Cheltenham is a vibrant Regency town, best known for 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.

4 Niven Courtyard

Approximate Gross Internal Area
 Main House = 1389 sq ft - 129 sq m
 Garage = 140 sq ft - 13 sq m
 Total = 1529 sq ft - 142 sq m



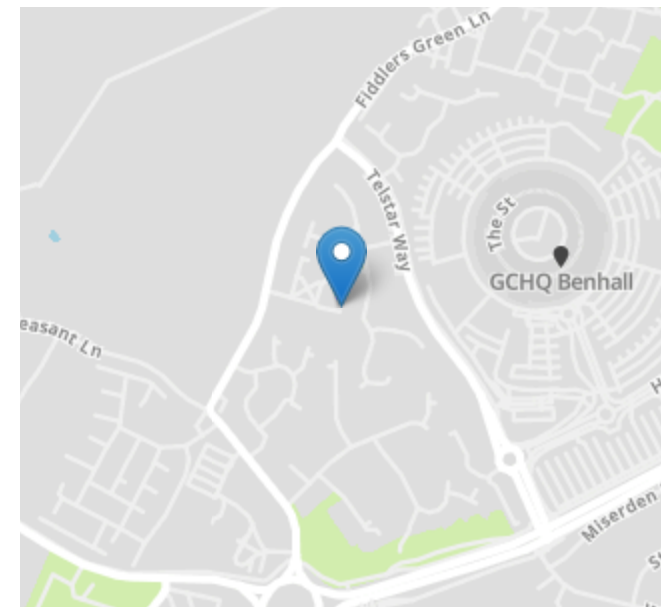
GROUND FLOOR



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		
(81-91) B		84
(69-80) C	76	
(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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