



Granley Drive

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ESTATE AGENTS

Granley Drive

Cheltenham, Gloucestershire, GL51 7AX

£295,000 Freehold

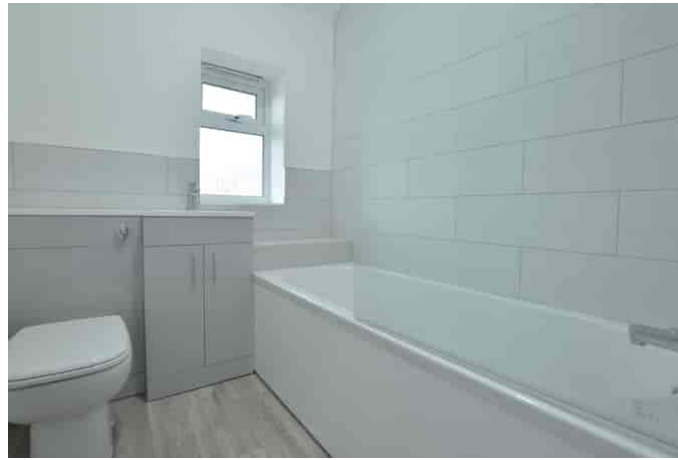
A 2 bedroom, detached, house just a short distance from the town centre and excellent road/rail links.

NO ONWARD CHAIN • open plan living/dining room • kitchen • cloakroom • 2 bedrooms • bathroom • sun terrace • garden/parking • gas central heating & double glazing

Description

A recently upgraded, detached, house situated at the end of this no-through road, close to excellent amenities. The very well presented accommodation includes a generous open plan living/dining area with double doors opening out to the rear, a stylish refitted kitchen with a range of integrated appliances, and a downstairs cloakroom. Upstairs, there are 2 bedrooms, a new fitted bathroom with shower over the bath, and a sun terrace accessed from bedroom 1. Outside, there is a small garden/parking area. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain. Cheltenham Borough Council Tax Band C.

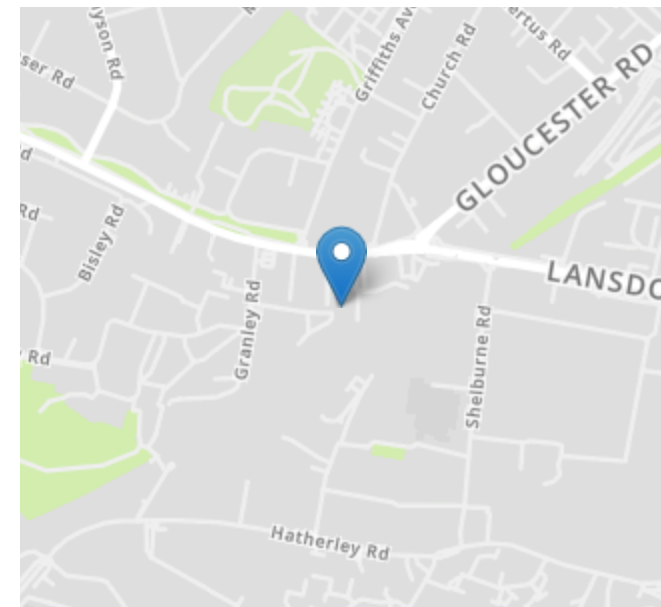
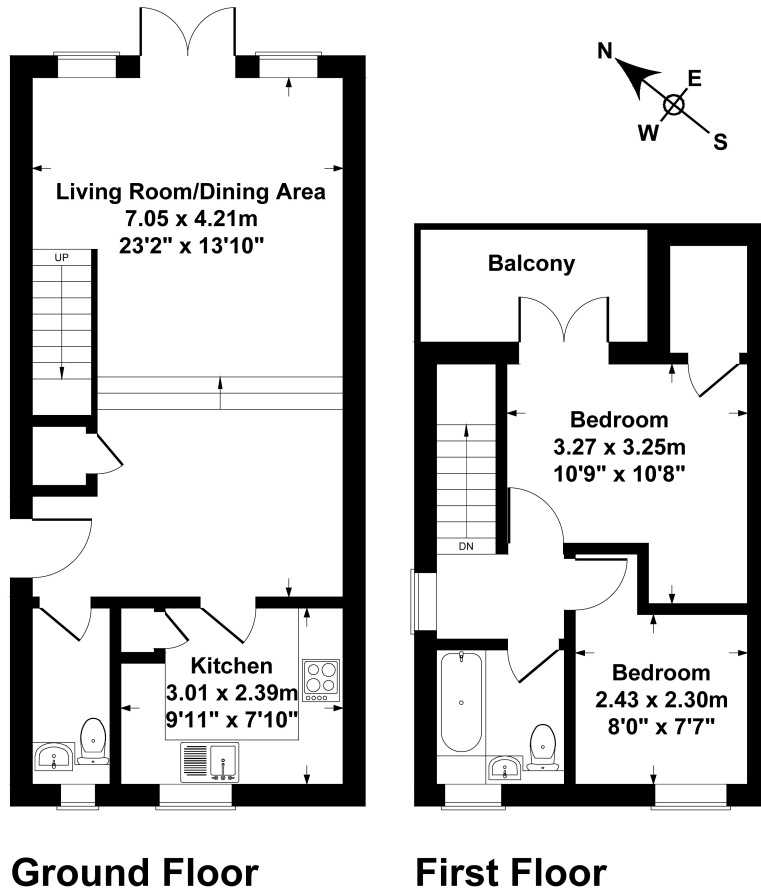




Situation

Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horseracing 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
66 sq. metres (710 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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