



The Woodlands

 Nick  
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ESTATE AGENTS

# The Woodlands

St Michaels Road, The Woodlands, Cheltenham, GL51 3RR

£300,000 Freehold

A 2 bedroom, semi detached, bungalow with garage, driveway, and a south facing rear garden, situated in this popular location.

NO ONWARD CHAIN • spacious porch • kitchen • living/dining room • conservatory • 2 bedrooms • shower room • garage & driveway • low maintenance garden • gas central heating

## Description

A bay fronted, semi detached, bungalow, situated in this sought after road, which would benefit from further updating/modernisation. The accommodation includes a good size entrance porch (which would make an ideal area for a home office), fitted kitchen with built-in gas hob, and a living/dining room with door leading to the spacious conservatory. There are also 2 bedrooms and a shower room. Outside, there is a driveway providing off-road parking, a single garage and a mostly paved south facing rear garden. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

## Further Information:

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



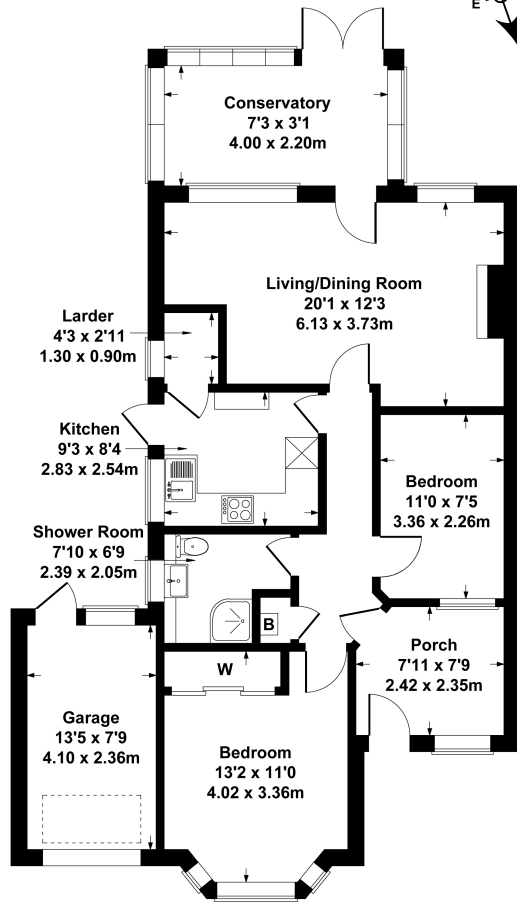


### **Situation**

A very convenient location, close to the 'good' Warden Hill Primary School, road links, and the Bath Road shopping area. 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.

# 28 Street Michael's Road

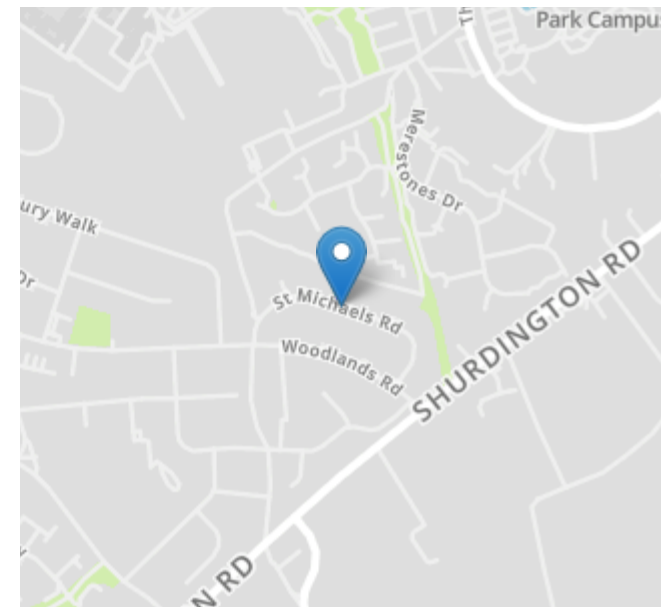
Approximate Gross Internal Area  
 House : 850 sq ft - 79 sq m  
 Garage : 108 sq ft - 10 sq m  
 Total : 958 sq ft - 89 sq m



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. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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