



Wessex Drive



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Cheltenham, Gloucestershire, GL52 5AF

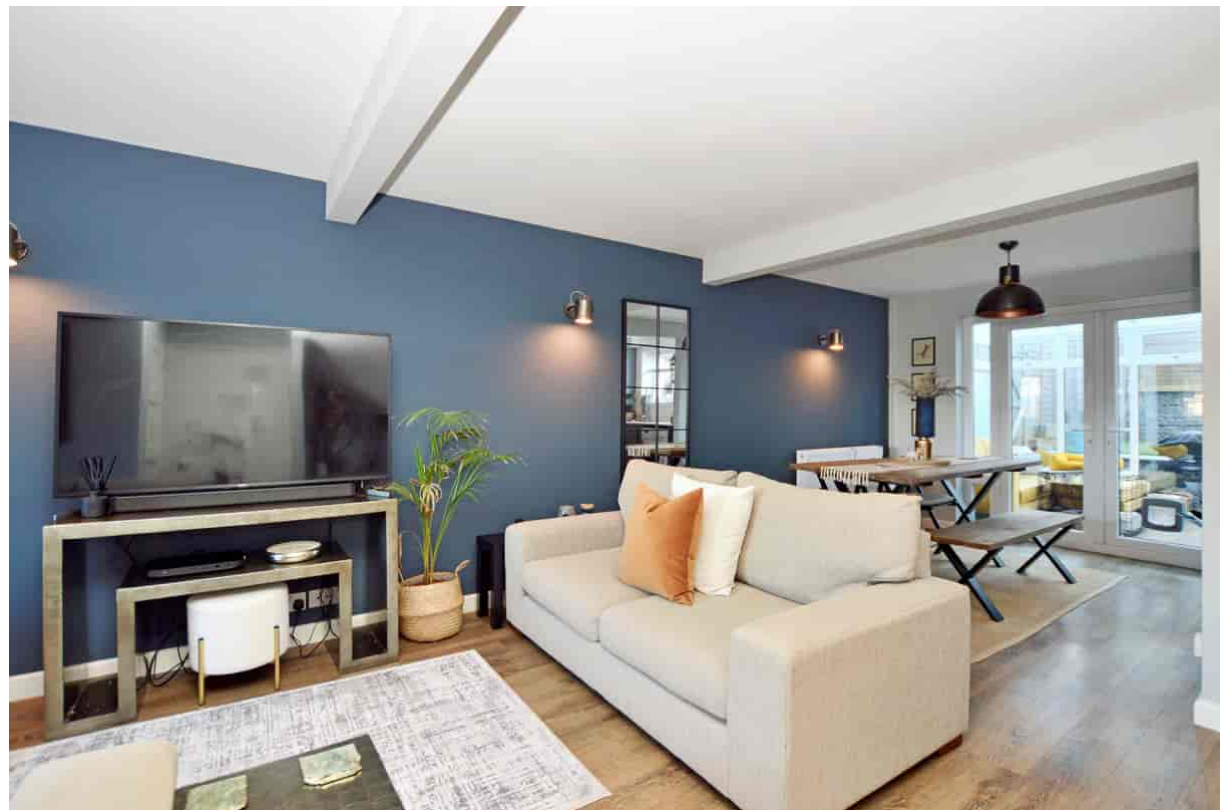
£299,950 Leasehold

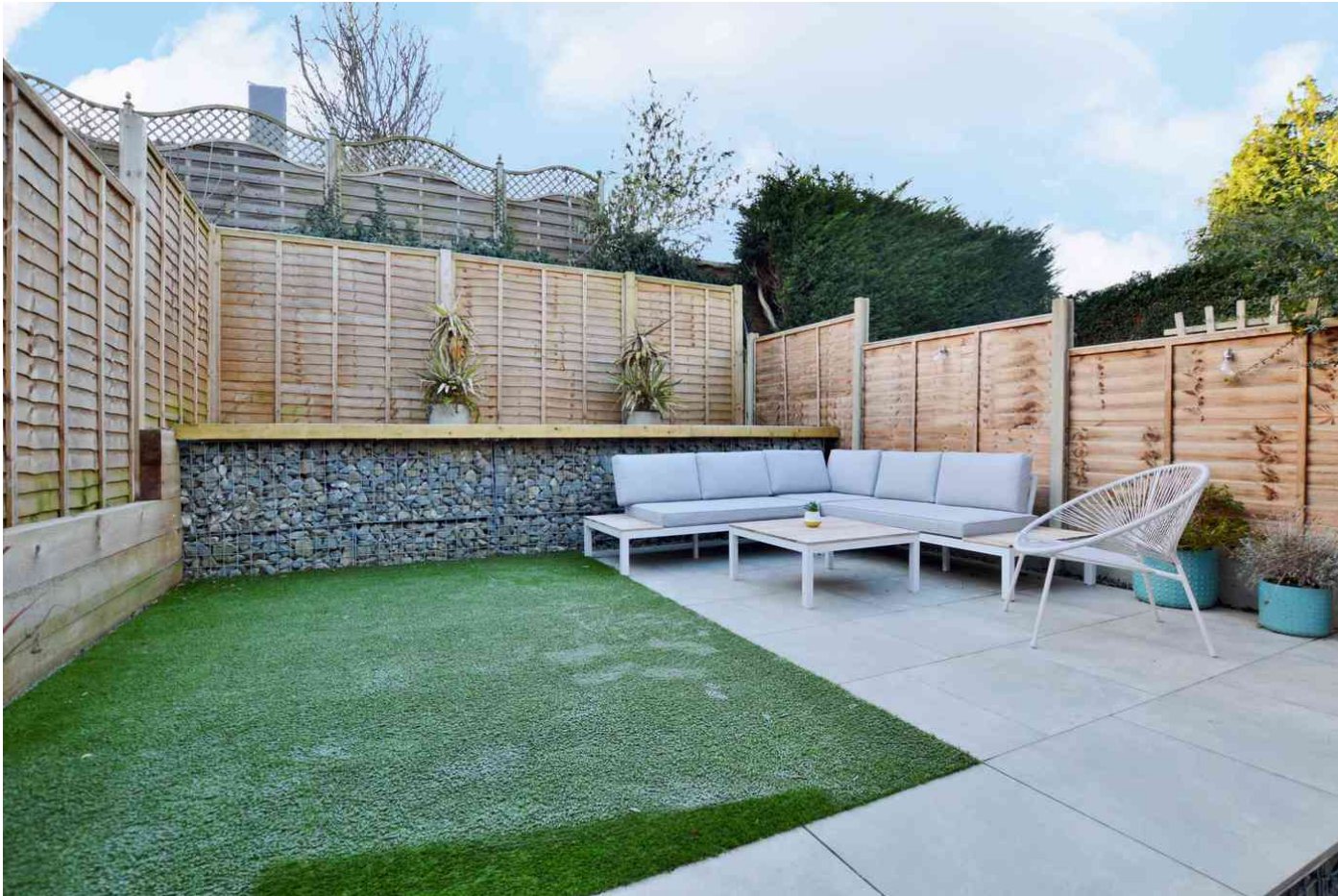
A beautifully presented, 3 bedroom, end of terrace house, with off-road parking, garage, and a lovely south facing garden.

LOVELY VIEWS • entrance hall • living/dining room • kitchen • conservatory • cloakroom • 3 bedrooms • single garage • off road parking • double glazing & gas central heating • bathroom • landscaped garden

Description

A recently upgraded, end of terrace house, with a lovely outlook towards Cleeve Hill. The very well presented accommodation includes an entrance hall, downstairs cloakroom, an impressive living/dining room, recently re-fitted kitchen, and a conservatory overlooking the rear garden. Upstairs, there are 3 bedrooms and a bathroom with shower over the bath. Outside there is a parking space at the front of the property, gated pedestrian side access, a landscaped south facing garden, en bloc single garage, and a further residents parking space. The property also benefits from gas central heating and double glazing. Cheltenham Borough Council Tax Band C - £1765.45. Lease - 999 years from 25/12/1976. Ground Rent - approx. £175 per year.

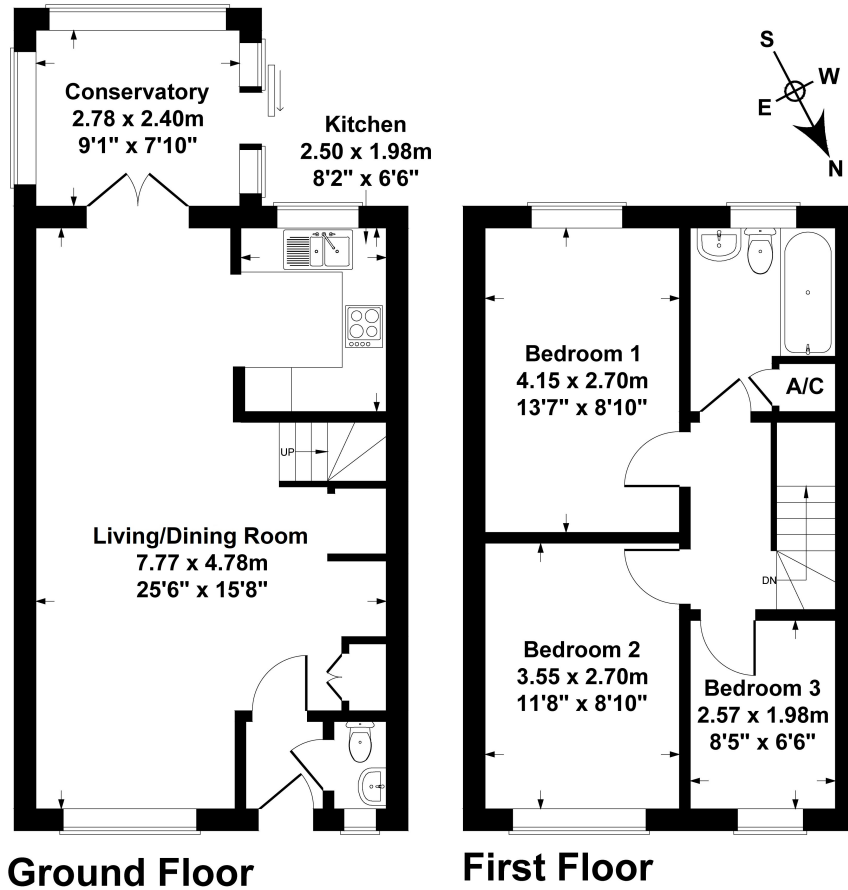




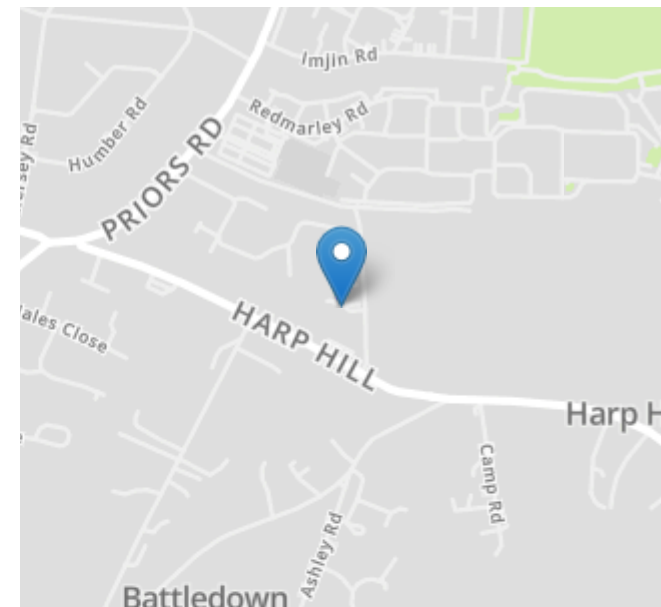
Situation

Close to good schools, excellent amenities, and glorious countryside. 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.

Approximate Gross Internal Area
83 sq. metres (893 sq. feet)



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	70	
(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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