

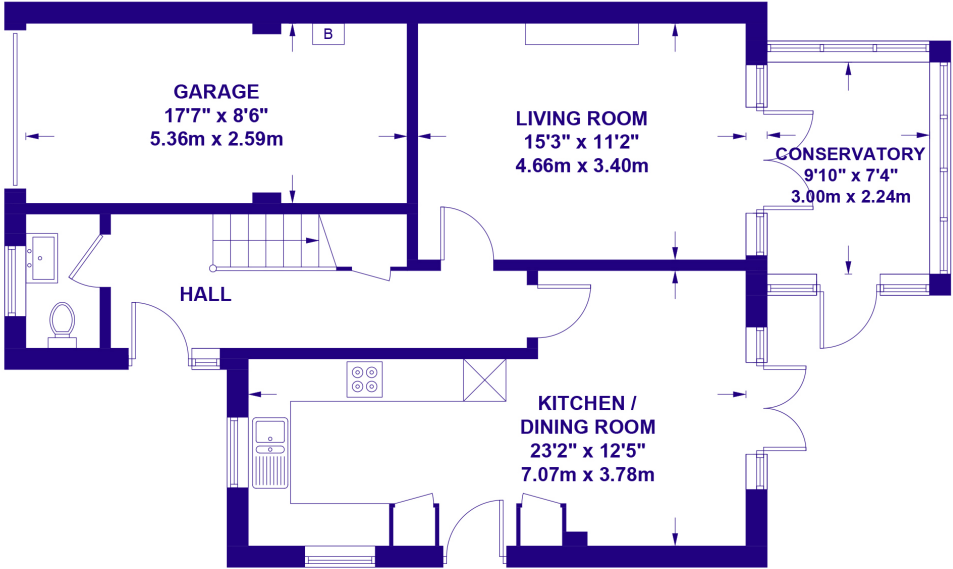
Approximate Gross Internal Area = 1208 sq ft / 112.2 sq m  
Garage = 148 sq ft / 13.8 sq m  
Total = 1356 sq ft / 126.0 sq m



 = Reduced headroom below 1.5m / 5'0



FIRST FLOOR



GROUND FLOOR

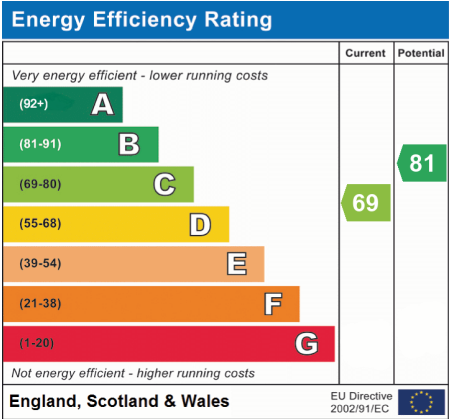
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Errington Smith Sales & Lettings

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281a Gloucester Road, Cheltenham, Gloucestershire GL51 7AA

A well presented four bedroom detached family home with a wonderful sized rear garden, garage and off road parking conveniently located for access to the train station, local shops and GCHQ.

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01242 575805 [www.erringtonsmith.com](http://www.erringtonsmith.com) 107 Promenade Cheltenham Gloucestershire GL50 1NW



**281a Gloucester Road, Cheltenham, Gloucestershire GL51 7AA**

A well presented four bedroom detached family home with a wonderful sized rear garden, garage and off road parking conveniently located for access to the train station, local shops and GCHQ. Its spacious accommodation offered in good decorative order comprises in brief an entrance hallway, generous living room with electric feature fireplace opening into a conservatory offering views over the lovely rear garden, a good sized modern fitted kitchen/dining room with side access and double doors leading out to the patio area for entertaining and enjoyment of the substantial outside space, a downstairs cloakroom, four bedrooms and a wonderful family bathroom complete with a jacuzzi bath and separate shower. Further benefits of this fine property offering easy access to the M5 motorway and the town centre beyond include double glazing, gas fired central heating, clever under stairs storage, a garage with power and light and plenty of off road parking. Council Tax Band - E.



**Directions**

Leave Cheltenham via the A40 Lansdown Road, turn right at the traffic lights onto Christ Church Road and turn left at the lights onto Queens Road. At the roundabout turn left and the property can be found a little way down on the right hand side.

**Price:**

£565,000

**Tenure:**

Freehold

**Contact:**

Karen Short

