




Nick GRIFFITH
for sale
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Coltham Road

 Nick
GRIFFITH
ESTATE AGENTS

Coltham Road

Cheltenham, GL52 6RN

£297,500 Freehold

A 2 bedroom, detached, bungalow, situated in this small no through road and offered for sale with no onward chain.

NO ONWARD CHAIN • entrance hall • living/dining room • kitchen • 2 double bedrooms • bathroom • gas central heating • double glazing • front & rear gardens • parking for 2/3 cars

Description

The well presented accommodation includes an entrance hall, good size living/dining room with sliding patio doors to the rear, kitchen, 2 double bedrooms, and a bathroom with shower over the bath. Outside, there is a driveway providing off-road parking for 2-3 cars, and enclosed front and rear gardens. The rear garden is mainly lawn with a paved seating 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.

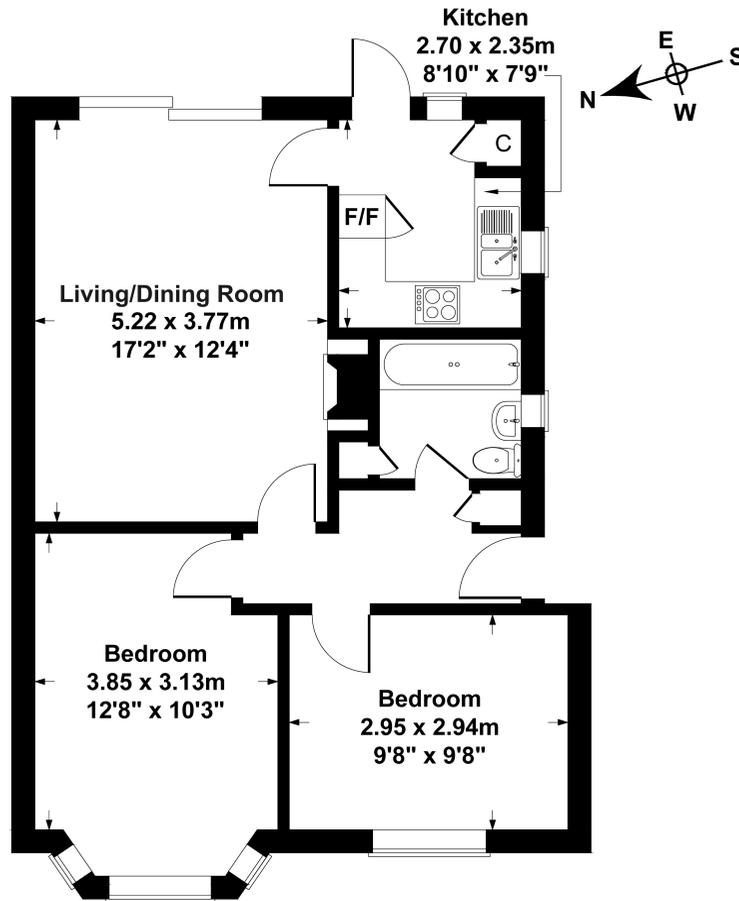




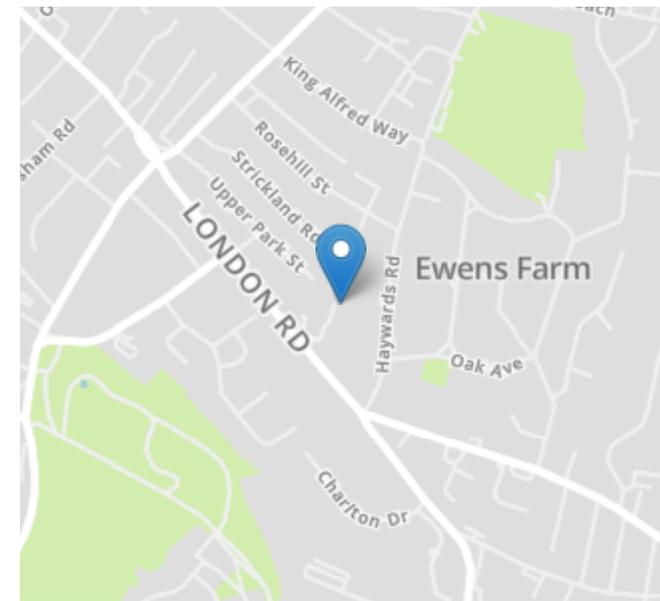
Situation

A sought after location, within a short walk of Charlton Kings village and the town centre, offering a wide range of amenities. Also nearby are excellent schools including Balcarras and St Edwards. 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
61 sq. metres (657 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+) A		
(81-91) B		
(69-80) C		81
(55-68) D	61	
(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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