

Main area: Approx. 106.1 sq. metres (1141.9 sq. feet)
Plus garages, approx. 7.8 sq. metres (84.2 sq. feet)

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
Plan produced using PlanUp.

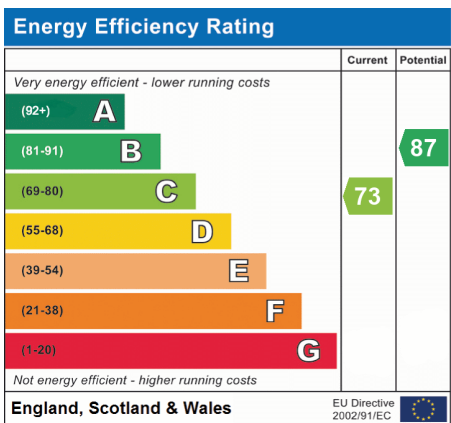
Disclaimer:

Conditions under which particulars are issued Nigel Errington-Smith & Company Limited for themselves and for the Vendors of this property, whose agents they are, give notice that:
1). The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of an offer or contract. 2). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3). Photographs may have been taken with a wide angle lens. 4). No person in the employment of Nigel Errington-Smith & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

For the Guidance of Interested Parties:

a). If any particular points are important to your interest in the property then please ask for further information. b). We have not tested any of the services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. c). It should not be assumed that any contents, furnishings or other items are included in the sale or that the property remains as photographed and as described. No assumptions should be made about any part of the property, which is not photographed or described. d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries. e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith. f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

THE PROPERTY OMBUDSMAN
Approved Redress Scheme



33 Darwin Close, Cheltenham, Gloucestershire GL51 0UE

A remarkably well-presented detached four bedroom family house situated in a charming tree-lined cul-de-sac within easy reach of the town centre, GCHQ, Pates Grammar School and good transport links via the M5 motorway.



Residential Sales | Lettings | Property Management

01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

33 Darwin Close, Cheltenham, Gloucestershire GL51 0UE

A remarkably well-presented detached four-bedroom family house situated in a charming tree-lined cul-de-sac within easy reach of the town centre, GCHQ, Pates Grammar School and excellent transport links via the M5 motorway and transport hub. It's well-proportioned accommodation comprises in brief, an inviting entrance hall, a light and airy living room with a beautiful bay window, a kitchen, a dining room with sliding doors opening onto a well-established and generously sized rear garden, a greatly converted family room/study with relaxing views to the garden, a separate utility room, and a cloakroom. Upstairs there are four bedrooms, a renovated bathroom with a separate shower and a partially boarded loft with integrated ladder for extra storage. Further benefits of this fine property include a beautiful landscaped garden, double-glazing, gas fired central heating, a garage with an electric door, power outlets and internal access, and a driveway providing off-road parking. Council tax band D



Directions

Leave Cheltenham via the Lansdown Road (A40) and proceed straight over at the roundabout onto the dual carriageway passing GCHQ to your right. Proceed to the second roundabout and take the fourth exit onto Fiddlers Green Lane, turn right onto Edendale Approach followed by another right into Darwin Close where the property can be found on the left hand side.

Price:

£465,000

Tenure:

Freehold

Contact:

Winnie Taylor

