



The Reddings



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Orchard Close, The Reddings, Cheltenham, GL51 6LD

Offers in Excess of £300,000 Freehold

A modern 4 bedroom, 3 storey property with parking, garage, and no onward chain.

NO ONWARD CHAIN • living room • kitchen/breakfast room • w/c • 4 bedrooms • 2 bath/shower rooms • garden • garage • gas central heating • double glazing

Description

A well presented 4 bedroom, 3 storey, modern property, at the end of a cul-de-sac in the popular residential area of The Reddings. The ground floor accommodation includes an entrance hall, living room, and a kitchen/breakfast room with integrated appliances and doors to the garden. On the first floor, there are 2 bedrooms and 2 bath/shower rooms, the principle bedroom benefitting from an en suite shower room. On the top floor, there are 2 further double bedrooms. Externally, there is a lovely rear garden with patio and lawn area, an allocated parking space, and a detached garage. The property is offered for sale with gas central heating, double glazing throughout, and no onward chain. Cheltenham Council Tax Band D.

Agents Note: There are 2 sections of unadopted road within Orchard Close. A Management Company (Area Estates Limited) is being set up to manage and maintain these areas.

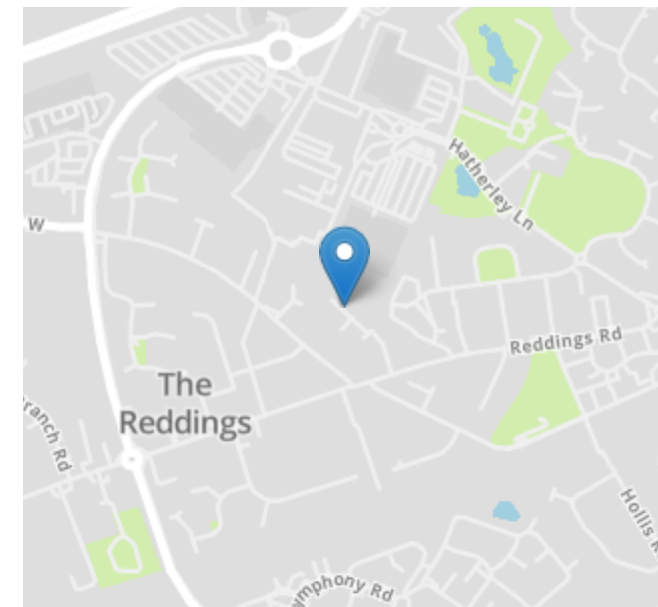
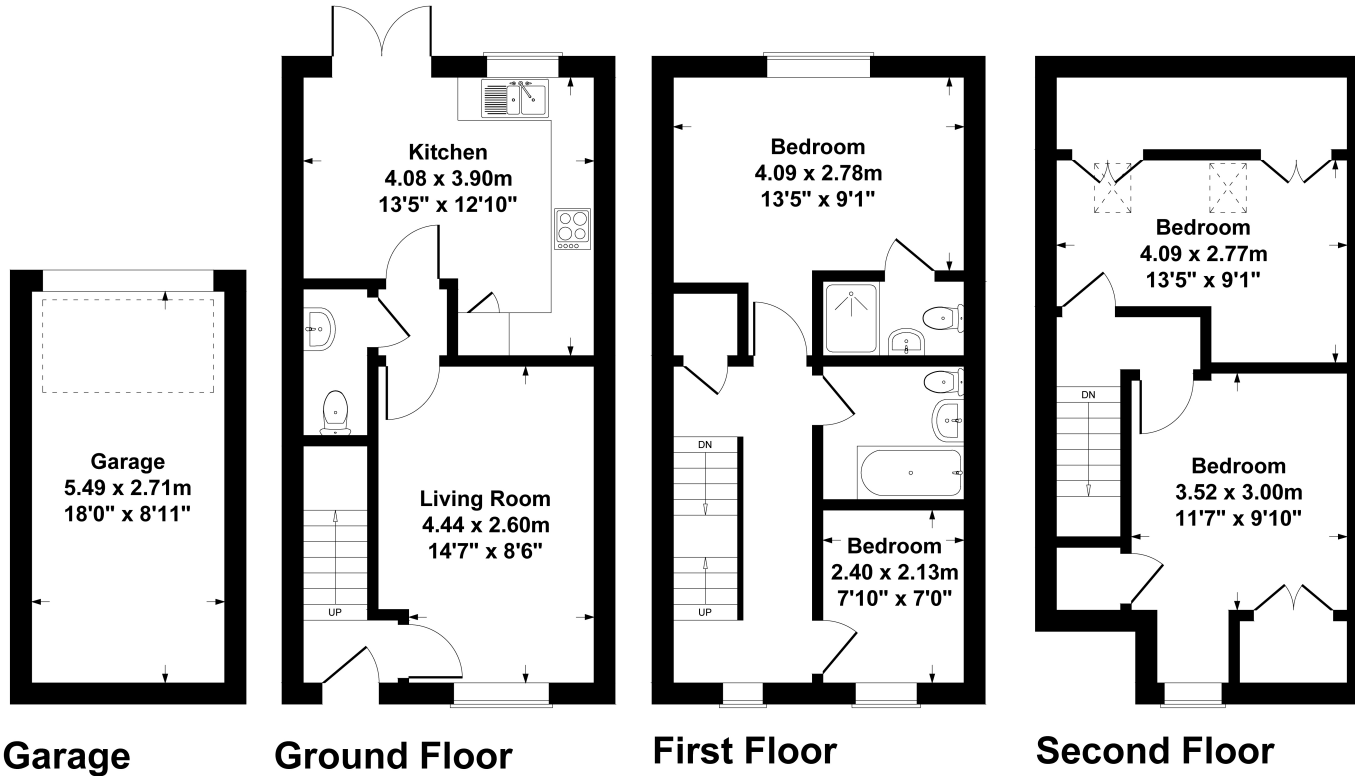
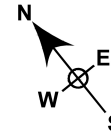




Situation

Conveniently situated close to a range of excellent amenities, including schools for all age groups, a library, medical centre, community centre, and superstore. Orchard Close is very well placed with easy access to the M5, M4, A417 and the railway station with London Paddington just 2 hours away. 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 held in Imperial Gardens.

Approximate Gross Internal Area
 Main House - 102 sq. metres (1098 sq. feet)
 Garage - 15 sq. metres (161 sq. feet)
 Total - 117 sq. metres (1259 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	78	
(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

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

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