



Nick GRIFFITH
for sale
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St Michaels Road

Nick GRIFFITH
ESTATE AGENTS

St Michaels Road

Cheltenham, Gloucestershire, GL51 3RR

£325,000 Freehold

A 2 bedroom semi detached bungalow with garage, driveway and a south facing garden situated in this popular location.

NO ONWARD CHAIN • porch/home office • living/dining room • garden room • kitchen • utility area • 2 bedrooms • shower room • garage & driveway • garden • double glazing & gas central heating

Description

A bay fronted, semi detached, bungalow, situated in this sought after road, now in need of some updating. The accommodation includes a good size entrance porch/home office area, living/dining room, garden/sun room, kitchen, and a generous utility area with direct access to the garage. There are also 2 good size bedrooms and a shower room. Outside, there is a driveway providing parking for 2/3 cars, single garage, and a mature south facing garden with lawn and seating areas. 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 - £1754.91 (2022/23).



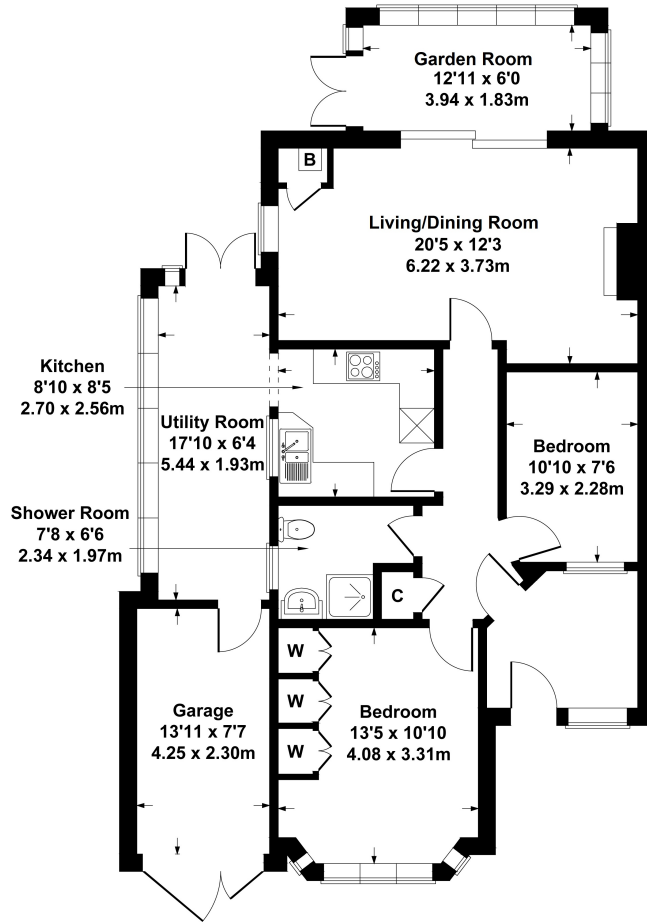


Situation

A very convenient location, close to excellent primary and secondary schools, road links, and the Bath Road shopping area. 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.

32 St Michaels Road

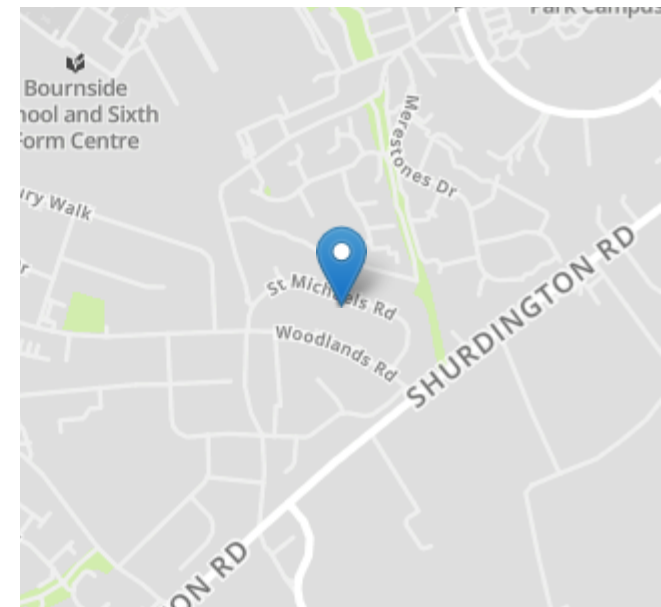
Approximate Gross Internal Area
1076 sq ft - 100 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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