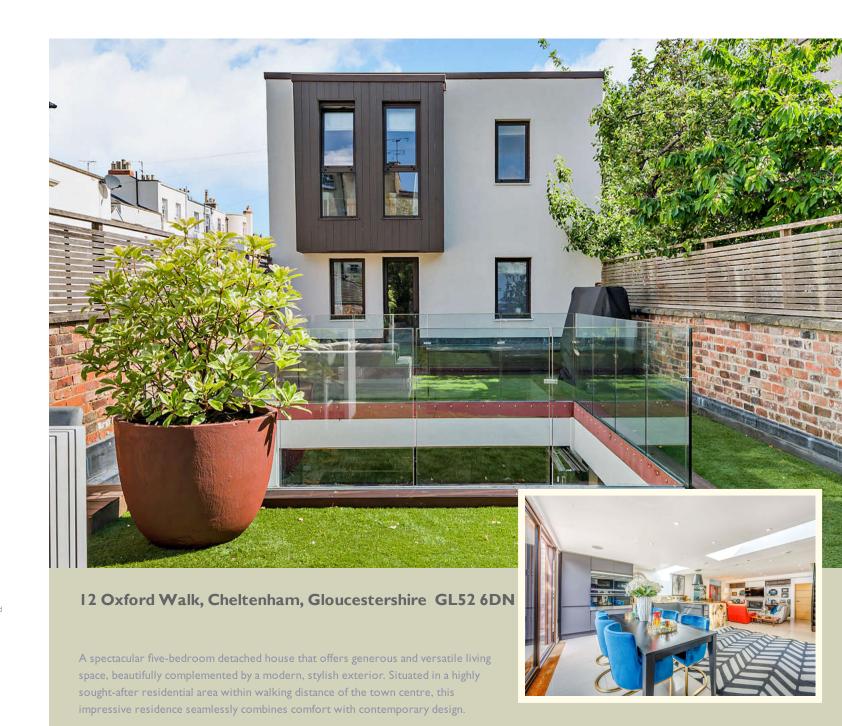


town and village properties



Disclaimer:

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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.

Energy Efficiency Rating

A

(39-54)

(21-38)

В

Not energy efficient - higher running costs

England, Scotland & Wales

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 $\frac{1}{2}$ 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

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Residential Sales Lettings Property Management

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

12 Oxford Walk, Cheltenham, Gloucestershire GL52 6DN

A spectacular five-bedroom detached house that offers generous and versatile living space, beautifully complemented by a modern, stylish exterior. Situated in a highly sought-after residential area within walking distance of the town centre, this impressive residence seamlessly combines comfort with contemporary design.

The ground floor comprises an inviting entrance hall leading to a separate annexe featuring a spacious sitting room, kitchenette and stairs ascending to a splendid double bedroom with an en-suite shower room. The lower ground floor boasts a state-of-the-art open-plan kitchen, equipped with bespoke cabinets and high-end appliances, which flows into a splendid living/dining area with bi-fold doors opening onto a beautiful sunken terrace. This in turn leads to an external staircase ascending to a landscaped garden complete with a fitted hot tub. Adjacent to the terrace, connected via an internal link, is a stylish multipurpose room - currently used as a snug - and additional bedroom, featuring its own ensuite shower. This flexible space lends itself perfectly as a private guest suite or home office.

Additionally, there are two spacious double bedrooms, one with en-suite, a single bedroom/study, two family bathrooms, a utility room and cloakroom.

Further benefits of this exceptional property include double-glazing, ground source heat pump, underfloor heating on the lower ground level and parking for one vehicle. Council Tax Band E. Holding deposit £1,269. Security deposit £6,346.



