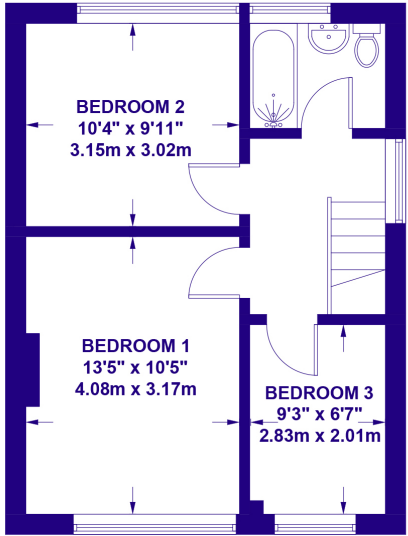
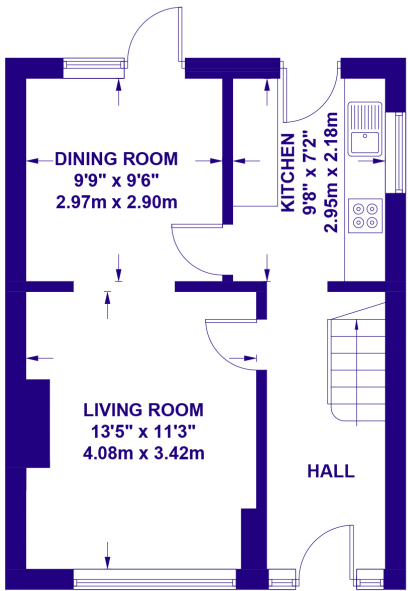


Approximate Gross Internal Area = 77.2 sq m / 831 sq ft



FIRST FLOOR

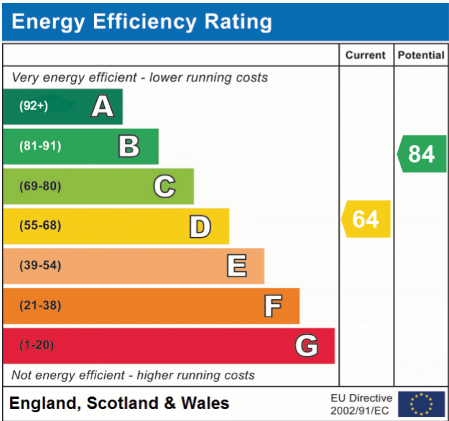


GROUND FLOOR

**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

**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.



**16 Westdown Gardens, Cheltenham, Gloucestershire  
GL52 6AY**

Situated in a quiet no through road within walking distance of local amenities and the town centre is this well presented three bedroom semi-detached family house with off road parking.





**16 Westdown Gardens, Cheltenham, Gloucestershire GL52 6AY**

Situated in a quiet no through road within walking distance of local amenities and the town centre is this well presented three bedroom semi-detached family house with off road parking. The light and bright accommodation, found in good decorative order, comprises in brief an entrance hallway, a spacious living room opening into a dining room with a door out to the rear garden, a modern fitted kitchen with further rear access, three bedrooms and a bathroom. Additional benefits of this wonderful property include double glazing, gas fired central heating, a large rear garden, side access and off road parking for two vehicles with the addition of permit parking in Zone 15 at a cost of £63.60 for the first vehicle and £127.35 for the second vehicle. Council Tax - Band D



**Directions**

Leave Cheltenham via Bath Road. Go straight on at the lights and turn immediately left onto Sandford Road. Take the first left onto College Road and at the traffic lights go straight over onto Hewlett Road. Take the third turning at the roundabout and the second turning on the right into Westdown Gardens where the property can be found on the left hand side.

**Price:**

£375,000

**Tenure:**

Freehold

**Contact:**

Karen Short

