



Southam

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ESTATE AGENTS

Southam

Gravel Walk, Southam, Cheltenham, GL52 3NP

Guide Price £295,000 Freehold

A 2 bedroom, semi-detached cottage offering an excellent opportunity to extend and develop with the relevant planning permissions.

NO ONWARD CHAIN • entrance hall • living/dining room • kitchen • ground floor bathroom • 2 double bedrooms • gas central heating • good size garden • driveway • garage (inaccessible by car) • lovely outlook

Description

A semi-detached cottage set in a lovely elevated position with a glorious outlook towards the surrounding countryside. The accommodation, which now requires a full refurbishment, includes an entrance hall, living/dining room, kitchen, and downstairs bathroom. Upstairs, there are 2 bedrooms. Outside, there is a good size garden, driveway, and a detached garage (inaccessible by car). The property further benefits from gas central heating and is offered for sale with no onward chain.

VEHICULAR ACCESS TO THE PROPERTY IS NARROW SO PLEASE PARK IN ONE OF THE NEIGHBOURING ROADS AND WALK TO THE PROPERTY WHEN VIEWING.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.

Agents Note Due to the condition of this property and the absence of a fully functioning kitchen, it may not be possible to obtain a mortgage.





Situation

Situated a short distance from Prestbury village offering excellent pubs, glorious walks, the racecourse, and a range of amenities found in the village centre. 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.

4 Gravel Walk

Approximate Gross Internal Area

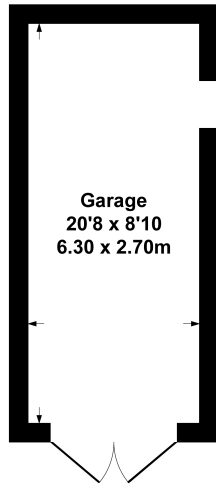
House : 775 sq ft - 72 sq m

Garage : 183 sq ft - 17 sq m

Total : 958 sq ft - 89 sq m

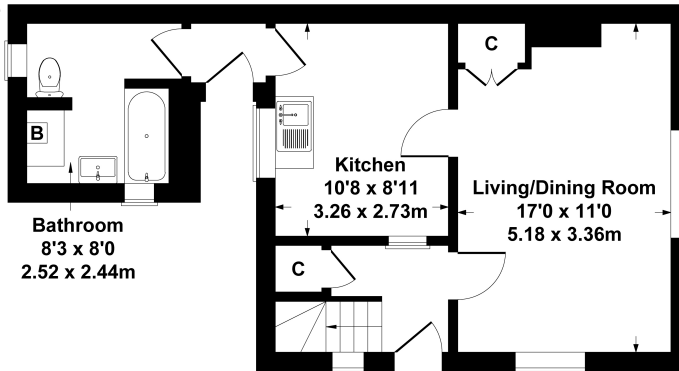


----- Reduced Headroom (1.5m)

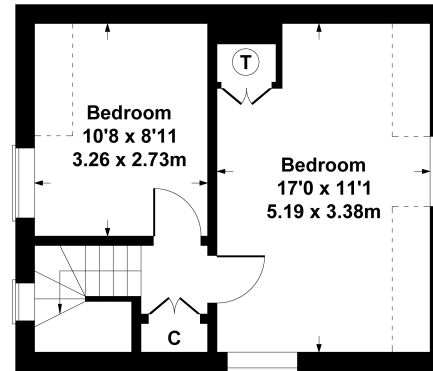


GARAGE

(Garage location/
orientation not accurate)



GROUND FLOOR

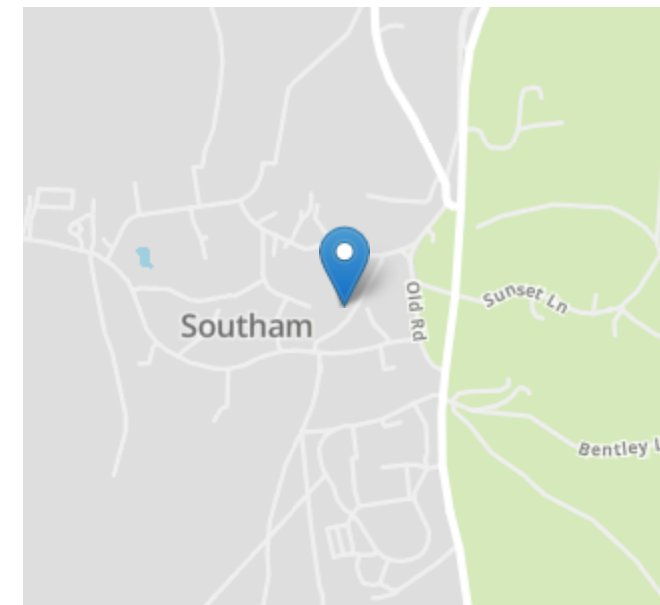


FIRST FLOOR

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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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