

Orchard Way

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Cheltenham, GL51 7JX

£289,950 Freehold

A 3 bedroom family house with a much loved southwest facing rear garden, detached garage and ample off-road parking.

GOOD SIZE CORNER POSITION • entrance hall • living room • dining room/playroom • kitchen • 3 bedrooms • family bathroom • enclosed rear garden • driveway & ample parking • detached garage

Description

Located within a generous size corner plot, we are delighted to offer for sale this 3 bedroom, semi-detached property, offering good family accommodation throughout and situated close to local schools and bus routes. The light and airy accommodation includes an entrance hall, living room with door leading to the pretty rear garden, and a separate dining room (which is currently used as a playroom) with a door leading to the kitchen. On the first floor, there are 3 bedrooms, 2 double and 1 single bedroom (which is currently being used as a study/home office), and a family bathroom. Outside, there is a blocked paved driveway, providing off-road parking for 2/3 vehicles, leading to the detached garage. The attractive, southwesterly facing rear garden is enclosed with a well tended lawn and good sized paved patio providing an ideal dining area.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



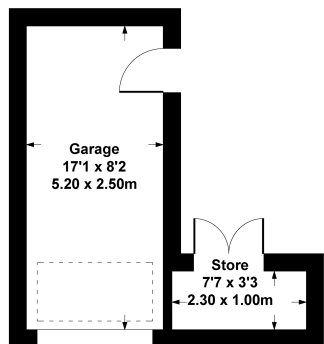


Situation

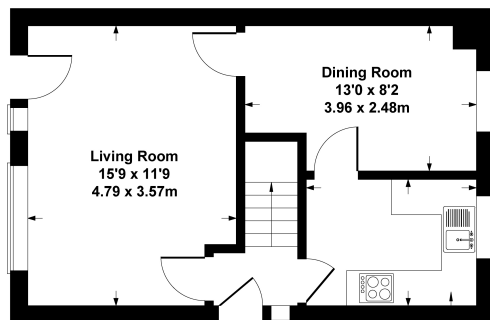
Orchard Way is well placed for easy access to the railway station, the town centre, and major road links. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

16 Orchard Way

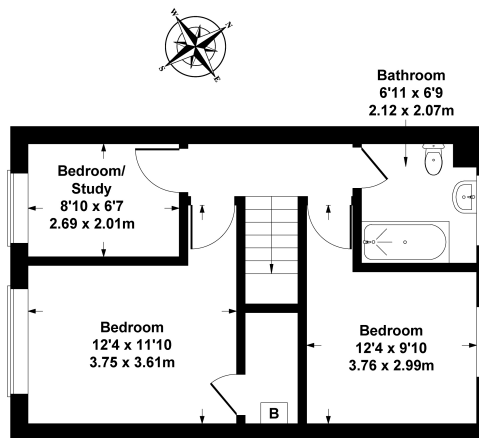
Approximate Gross Internal Area
Main House 797 sq ft - 74 sq m
Outbuilding 161 sq ft - 15 sq m
Total 947 sq ft - 88 sq m



OUTBUILDING
(GARAGE LOCATION
NOT ACCURATE)



GROUND FLOOR

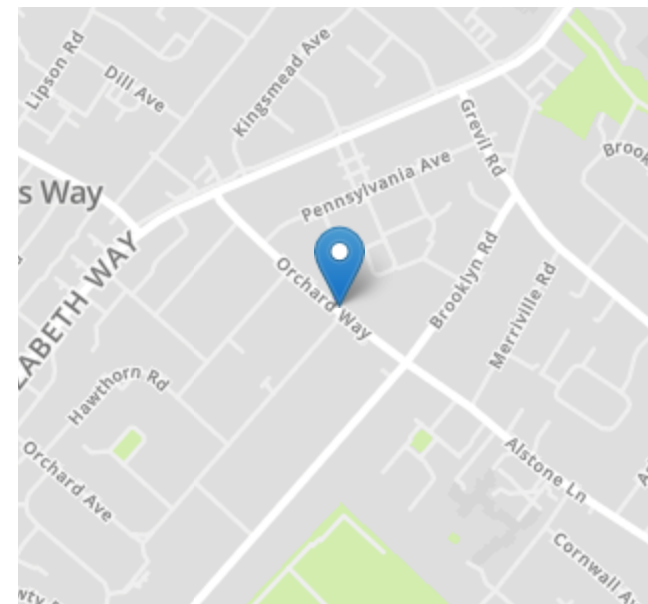


FIRST FLOOR

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		84
(69-80) C	69	
(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	

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