



Southam

 Nick
GRIFFITH
ESTATE AGENTS

Southam

School Lane, Southam, Cheltenham, GL52 3NR

£595,000 Freehold

A charming 3 bedroom cottage, situated in a quiet lane with a lovely garden and glorious far reaching views

Reception hall • living/dining room • kitchen/breakfast room • cloakroom • 3 bedrooms • bathroom • home office/nursery • garage & driveway • lovely garden • gas central heating • double glazing

Description

An individual period cottage, situated in this highly sought after location close to Prestbury village and glorious countryside. The very well presented accommodation includes a reception hall, a generous living/dining room with feature fireplace and double doors to the garden, a kitchen/breakfast room, and a ground floor cloakroom. Upstairs, there are 3 bedrooms, a home office/nursery, and a family bathroom. Outside is a garage, driveway, and a lovely landscaped garden enjoying a good degree of privacy.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** E.

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.

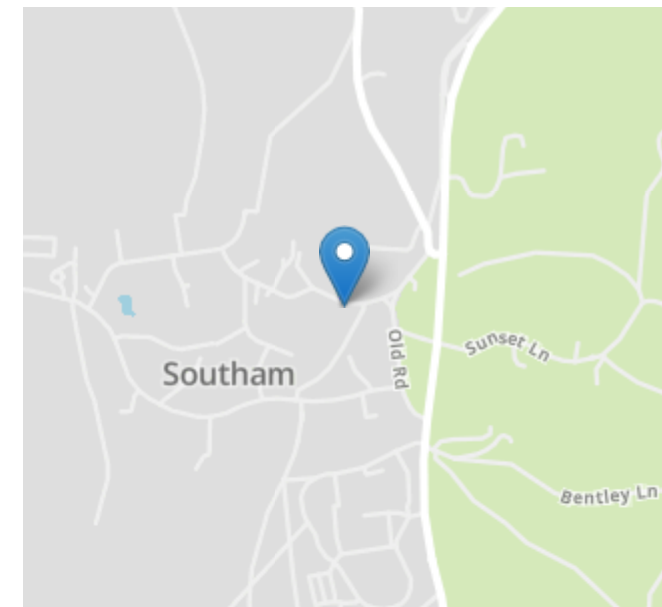
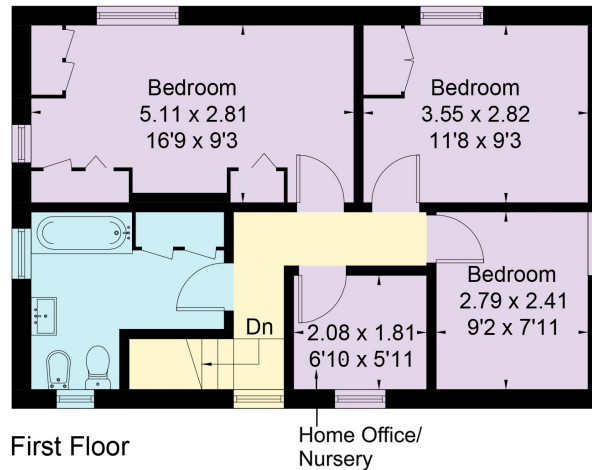
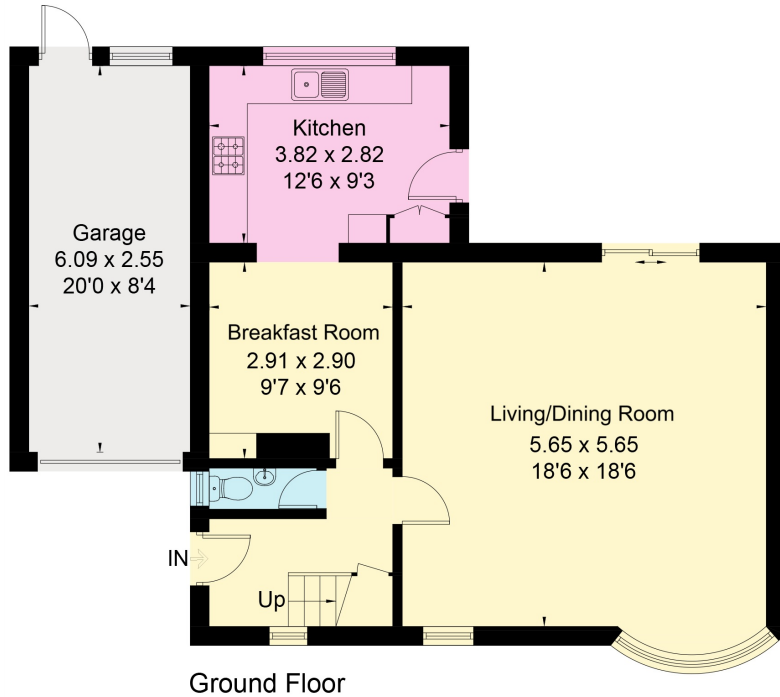




Situation

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.

Approximate Area = 114 sq m / 1227 sq ft
 Garage = 15.6 sq m / 168 sq ft
 Total = 129.6 sq m / 1395 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 326076

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