



Bournside Close



Bournside Close

Cheltenham, GL51 3AR

Guide Price £550,000 Freehold

An attractive bay fronted detached house, situated in this sought after location, offering an excellent opportunity to upgrade and improve (with the relevant consents).

NO ONWARD CHAIN • reception hall • bay fronted living room • dining room • kitchen • utility room • garage & driveway • garden • ground floor WC & shower • 3 bedrooms • bathroom • gas central heating • double glazing • sought after location • close to good schools & amenities

Description

A traditional bay fronted family house, situated in this small no-through road close to good schools and amenities. Now in need of refurbishment, the accommodation includes an enclosed entrance porch, a lovely reception hall with herringbone wood floor, a c. 5.53 x 3.65m living room with feature fireplace, dining room overlooking the rear garden, kitchen, separate utility room with door to the rear, a ground floor WC, and a shower. Upstairs, there are 3 good size bedrooms, a bathroom, and separate WC. Outside are front and rear gardens, a single garage and driveway. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





Situation

Conveniently situated close to a range of excellent amenities, schools, a library, medical centre, community centre, and superstore. Bournside Close is very well placed with easy access to the M5, M4, A417, and the railway station with London Paddington just 2 hours away. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

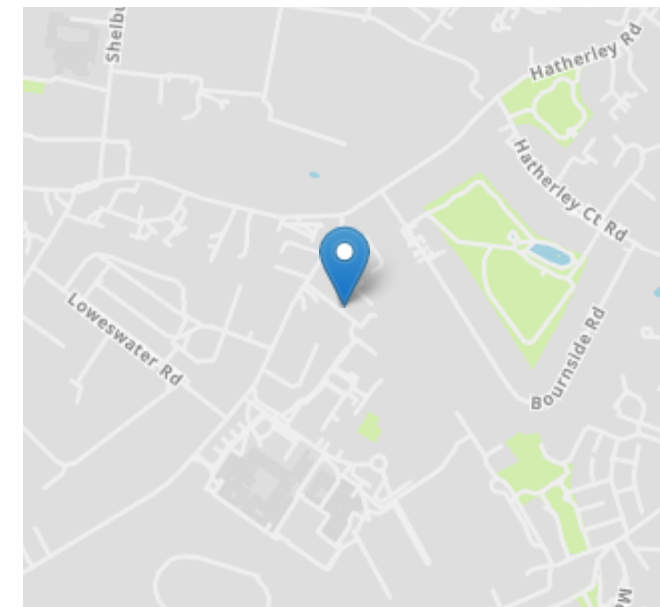
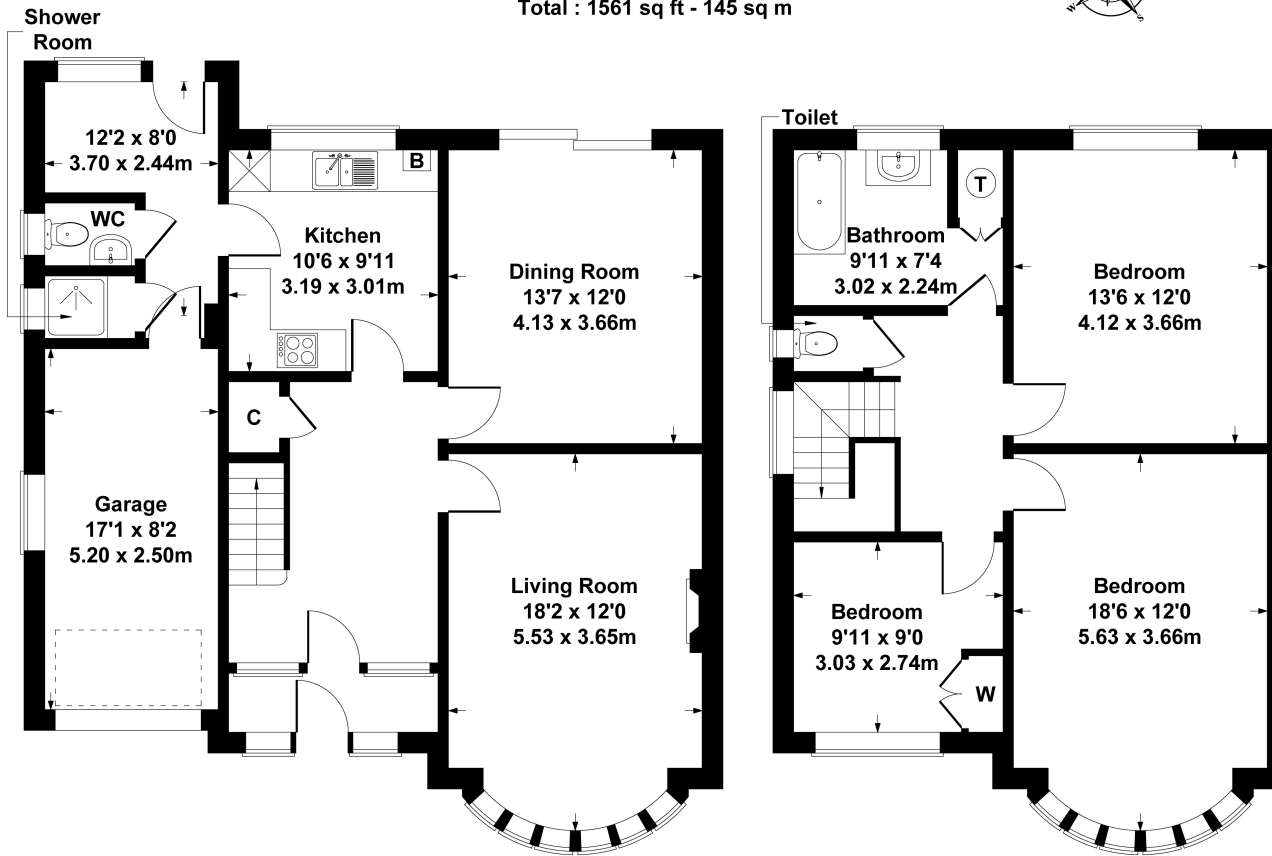
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Approximate Gross Internal Area

House : 1421 sq ft - 132 sq m

Garage : 140 sq ft - 13 sq m

Total : 1561 sq ft - 145 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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