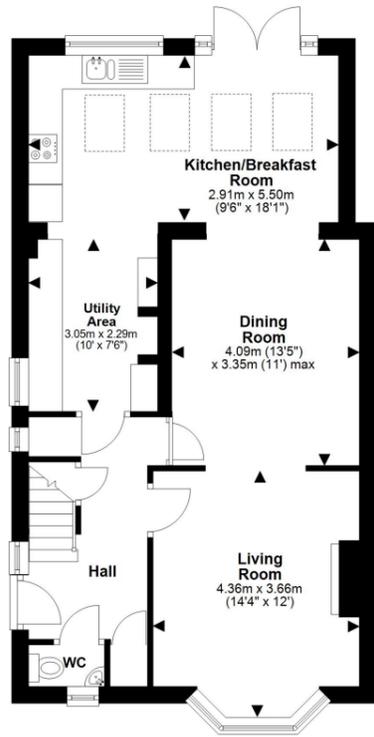
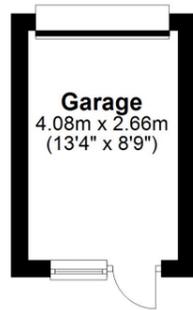
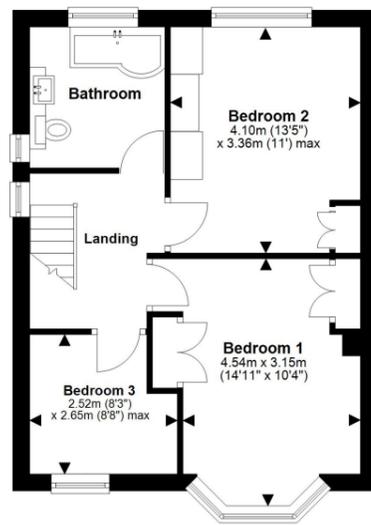


Ground Floor



First Floor



Main area: Approx. 111.7 sq. metres (1202.8 sq. feet)
Plus garage, approx. 10.9 sq. metres (116.9 sq. feet)

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
Plan produced using PlanUp.

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- 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.
- 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.
- 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.
- The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



32 St Stephens Road, Cheltenham, Gloucestershire GL51 3AA

A beautifully presented and extended three bedroom semi-detached property with off road parking located in a popular residential area within walking distance of Tivoli and its local shops, cafes and bars, Hatherley Park, the Bath Road and town centre beyond.



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01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

32 St Stephens Road, Cheltenham, Gloucestershire GL51 3AA

A beautifully presented and extended three bedroom semi-detached property with off road parking located in a popular residential area within walking distance of Tivoli and its local shops, cafes and bars, Hatherley Park, the Bath Road and town centre beyond. Its spacious accommodation on the ground floor comprises in brief a hallway with storage and downstairs WC, a good sized living room with a bay window and gas fire opening into a dining room that leads to a wonderful light and bright kitchen/breakfast room with underfloor heating and double doors out to the stunning rear garden plus a very useful utility area. Above, on the first floor there are three bedrooms, two offering built-in wardrobes, and a family bathroom. Further benefits of this splendid property, offered in very good decorative order, include double glazing, gas fired central heating, a beautifully maintained rear garden laid to lawn with a patio offering a seating area for outdoor entertaining and relaxing, a garage used as storage, side access and off road parking for two vehicles. Council Tax Band - D.



Directions

Leave Cheltenham via The Promenade and turn right at the roundabout onto Lansdown Road. Turn left at the Texaco garage and take the first turning on the right on to St Stephens Road where the property can be found on the left hand side.

Price:
£750,000

Tenure:
Freehold

Contact:
Karen Short

