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for sale
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Charlton Kings

 Nick GRIFFITH
ESTATE AGENTS

Charlton Kings

Bafford Approach, Cheltenham, GL53 9JG

£435,000 Freehold

A 3 bedroom semi detached house, situated in this highly sought after residential location with driveway, garage, and south facing enclosed rear garden, close to excellent schools.

NO ONWARD CHAIN • semi detached house • reception hall • living/dining room • kitchen • 3 bedrooms • family bathroom • south facing rear garden • garage & driveway • requires updating

Description

A 3 bedroom family house, ideally situated within the ever popular Bafford development, within walking distance of the 'Outstanding' Balcarras school and other excellent amenities. This much loved home offers scope/potential for further modernisation/improvements. On the ground floor, the accommodation includes a welcoming reception hall, generous c.21' living/dining room with sliding patio doors leading to the walled rear garden, fitted kitchen to the front with a range of storage units, appliance space and a side pedestrian door. On the first floor, there are 3 good size bedrooms and a family bathroom. Outside, the driveway provides off-road parking and leads to the integral garage with an electronically operated door. The southerly facing garden has a paved patio, ideal for outdoor dining, and steps which lead to an enclosed lawn. The property is warmed by gas central heating and is double glazed throughout. An internal viewing is highly recommended. Cheltenham Borough Council Tax Band D.



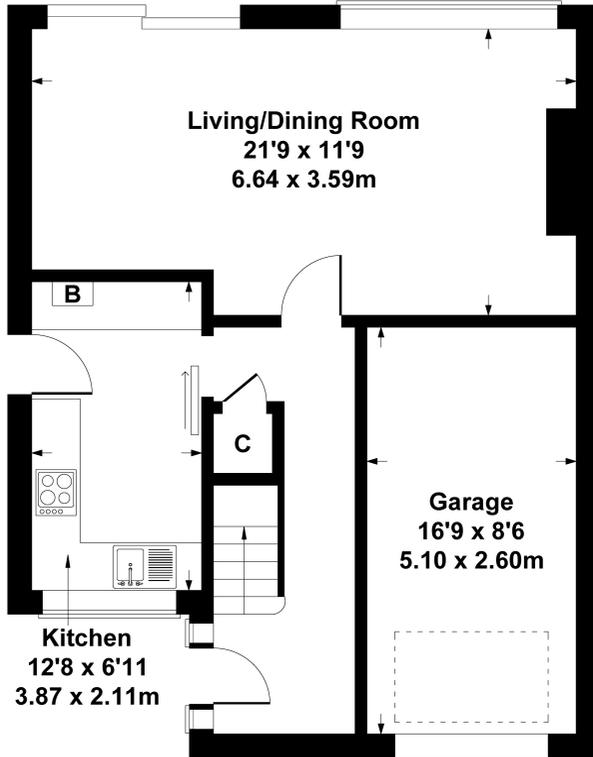


Situation

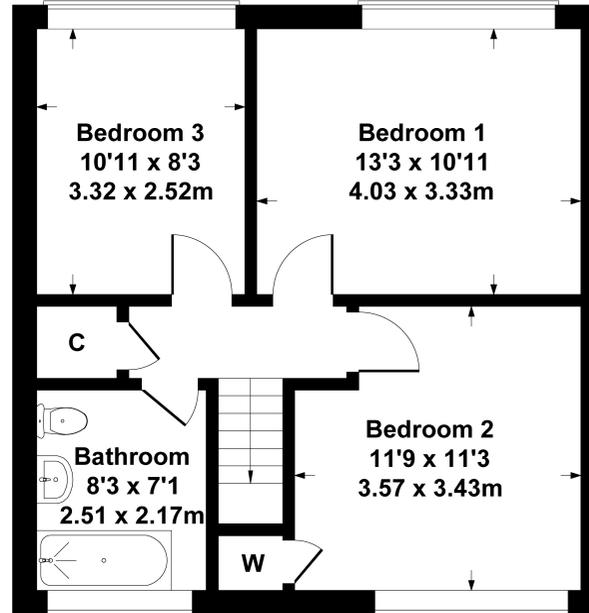
A sought after location, within a short walk of the village centre offering a doctors surgery and a wide range of shops and pubs. Also nearby are excellent schools including the much sought after Balcarras and St Edwards. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, 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.

7 Bafford Approach

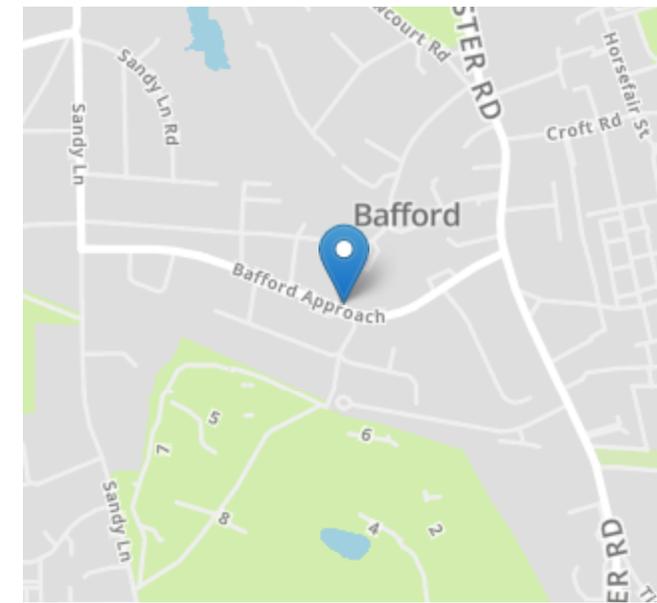
Approximate Gross Internal Area
1109 sq ft - 103 sq m



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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(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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