



Sandford Mill Road



Sandford Mill Road

Cheltenham, GL53 7QH

£825,000 Freehold

An attractive red brick, 3 bedroom, semi detached, period property with off-road parking and a good size garden, just a short walk from Cox's Meadow and the town Centre.

Reception hall • living room • dining room • kitchen/breakfast room • utility room • cloakroom • 3 first floor bedrooms • 3 bath/shower rooms • loft room with ensuite • off road parking • garden

Description

A charming character filled property situated in this sought after location. The very well presented accommodation includes a reception hall, bay fronted living room with feature fireplace, dining room, a generous kitchen/breakfast room, separate utility room with door to the rear garden, and a downstairs cloakroom. On the first floor there are 3 double bedrooms, the master with en suite, and a magnificent family bathroom with a roll top style bath and shower enclosure. There is a also a loft room with an en suite shower room (currently used as a bedroom). Outside, at the front, is a gravelled driveway providing off-road parking, and a pedestrian gated side access leading to a good size town garden with a lawn and seating area. The property further benefits from gas central heating and double glazing. Cheltenham Borough Council - Tax Band E.



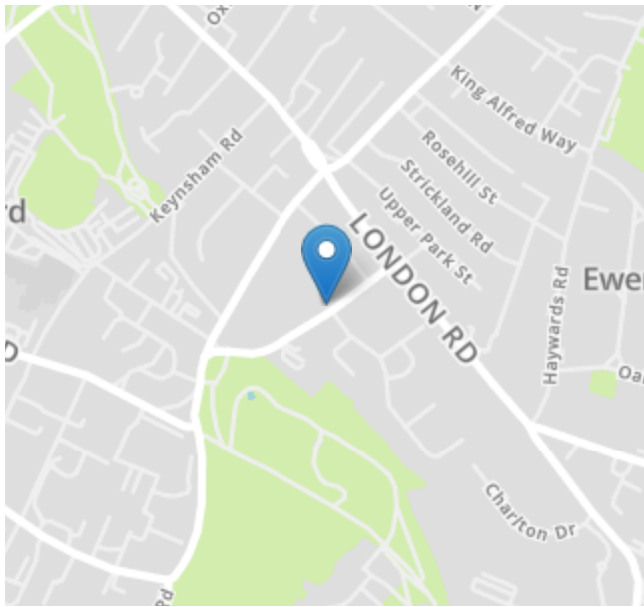
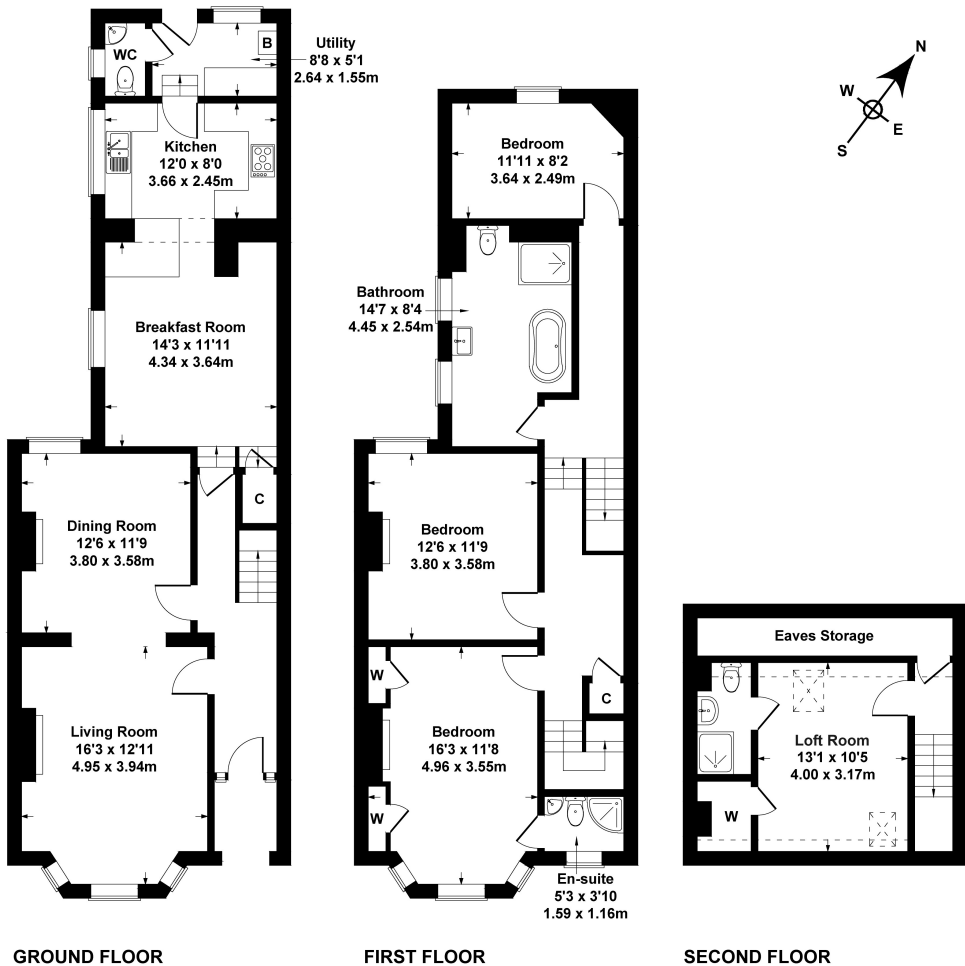


Situation

Situated in a very convenient central location just a short walk from the town centre, Sandford Park and Cheltenham Lido. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. The town also plays host to the music, jazz, science and literature festivals currently held in Imperial Gardens.

21 Sandford Mill Road

Approximate Gross Internal Area
1905 sq ft - 177 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	55
(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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