



Coburn Gardens

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Coburn Gardens

Cheltenham, GL51 0GE

£725,000 Freehold

A beautifully presented 4 bedroom, detached family home, situated in this quiet no-through road close to GCHQ, road links, and schools.

Reception Hall • living room • dining room • family room • home office • kitchen/breakfast room • utility room • cloakroom • 4 bedrooms • 2 bath/shower rooms • garage & driveway • landscaped garden • gas central heating & double glazing • EV Charger

Description

An exceptional property which has been extended and upgraded creating a wonderful family home on this popular residential development. The flexible and beautifully presented accommodation includes a reception hall, living room with feature fireplace, dining room, a magnificent family room with a glazed roof and fully retractable bi-folding doors overlooking the rear garden, home office, an impressive kitchen/breakfast room with underfloor heating, separate utility room, and a downstairs cloakroom. Upstairs, there are 4 good size bedrooms (3 with fitted wardrobes) and 2 bath/shower rooms, the master bedroom with a recently refitted en suite shower room. Outside is a paved driveway providing parking for 3 cars, garage/gym, and a lovely landscaped rear garden with lawn and seating areas. The property further benefits from gas central heating, double glazing, and an EV Charger.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** F. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

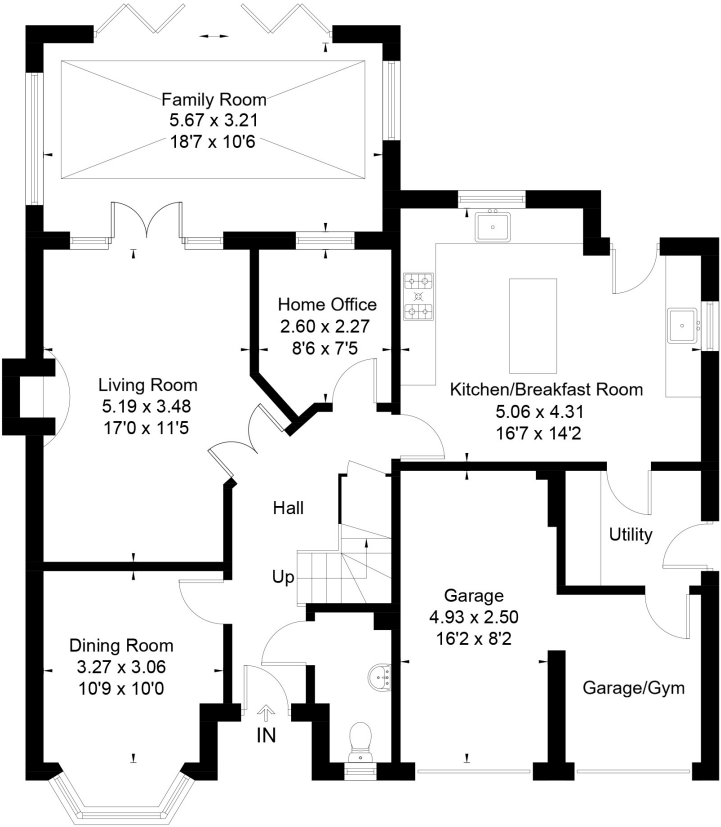




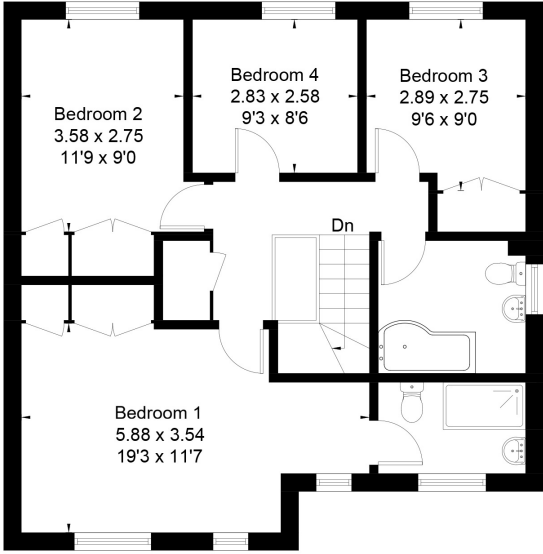
Situation

Coburn Gardens is a small no-through road, situated on this very popular residential development close to GCHQ and excellent road links including the M5, M4 and A417. Also nearby is the railway station with London Paddington just over 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.

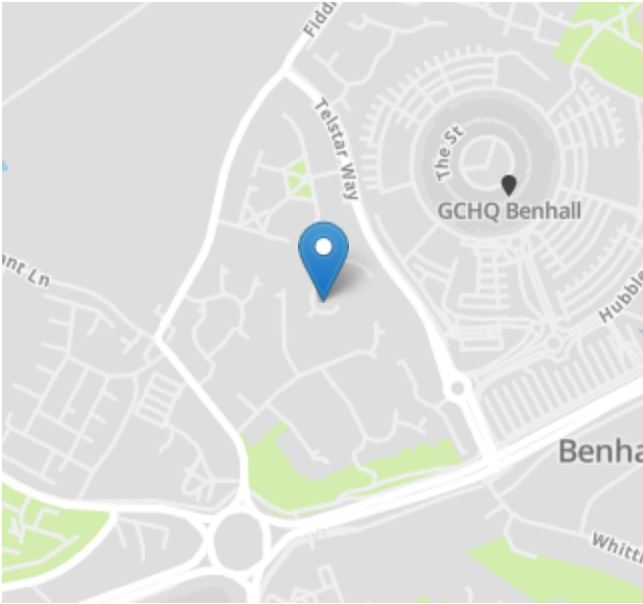
Approximate Floor Area = 189.6 sq m / 2041 sq ft
(Including Garage)



Ground Floor



First Floor



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	70	73	
A			
(81-91)			
B			
(69-80)			
C			
(55-68)	70	73	
D			
(39-54)			
E			
(21-38)	70	73	
F			
(1-20)			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102023

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