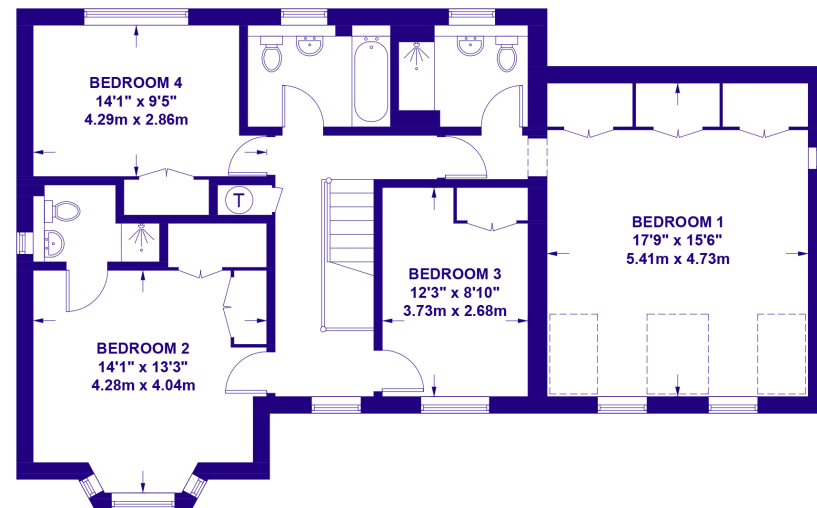


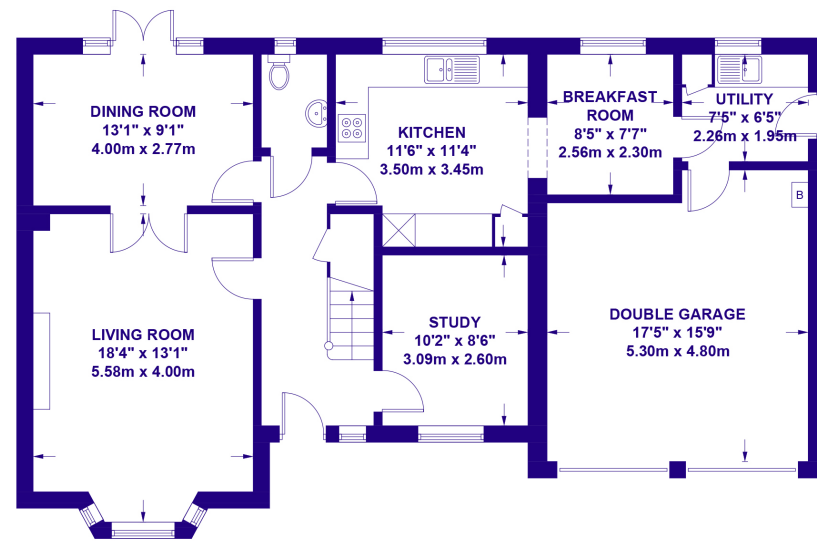
Approximate Gross Internal Area = 200.0 sq m / 2153 sq ft
(Including Double Garage)



= Reduced headroom below 1.5m / 5'0



FIRST FLOOR



GROUND FLOOR

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



14 Grace Gardens, Cheltenham, Gloucestershire GL51 6QE

A substantial and well presented four bedroom detached family house located within a small delightfully attractive and mature cul-de-sac that forms part of a highly desirable residential development.

Disclaimer:

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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			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(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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01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

14 Grace Gardens, Cheltenham, Gloucestershire GL51 6QE

A substantial and well presented four bedroom detached family house located within a small delightfully attractive and mature cul-de-sac that forms part of a highly desirable residential development. Its generously proportioned accommodation is offered in good decorative order and on the ground floor comprises in brief an entrance hall, a downstairs cloakroom, a large living room with a feature fireplace, a separate dining room, a study, a modern fitted kitchen that flows into a breakfast room and a utility room with the door leading into a double garage. Above, there are four bedrooms, all with built-in wardrobes, including an impressive principal bedroom with an en-shower room, a guest bedroom with an en-suite shower room, and a family bathroom. Further benefits include gas fired central heating, double glazing, an attractive southerly facing landscaped rear garden, a driveway providing off-road parking for several vehicles and a double garage. Council Tax Band - G.



Directions

Leave Cheltenham via the Lansdown Road (A40) and proceed straight over at the roundabout onto the dual carriageway. Continue through the traffic lights and turn left at the next roundabout. Take the first exit off the next roundabout and proceed straight over the following roundabout. Turn left at the next roundabout into Grace Gardens. Take the second turning on the right and the property can be found on the right hand side.

Price:
£765,000

Tenure:
Freehold

Contact:
Nigel Errington-Smith

