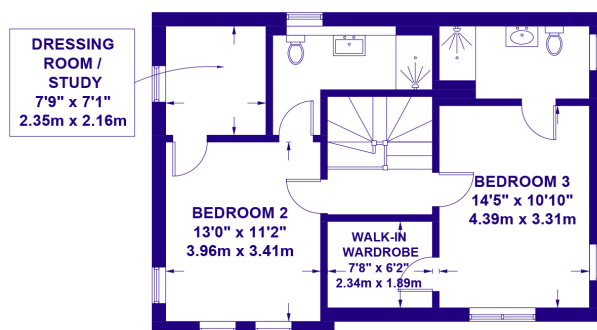
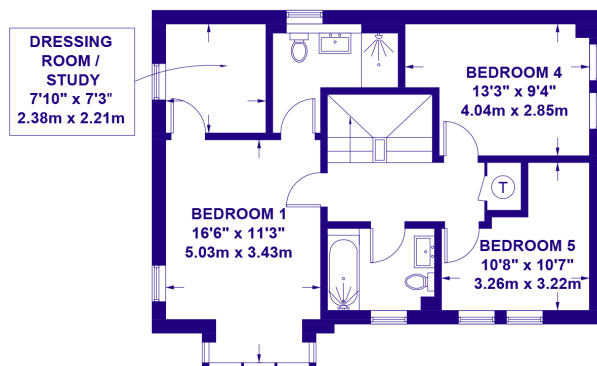


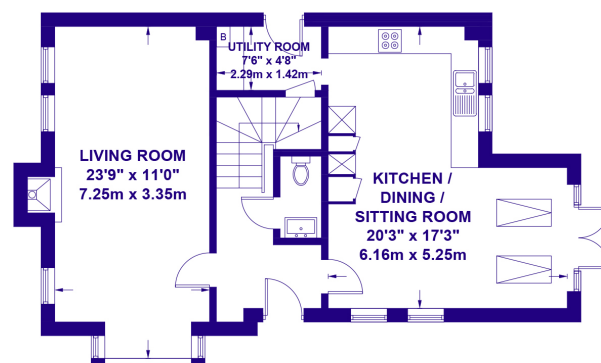
Approximate Gross Internal Area = 2019 sq ft / 187.6 sq m
 Double Garage = 293 sq ft / 27.2 sq m
 Total = 2312 sq ft / 214.8 sq m



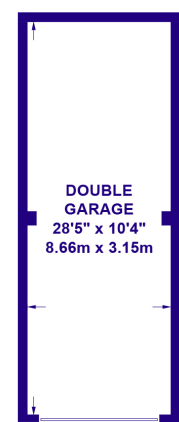
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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

Disclaimer:

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- d). 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.
- e). 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.
- f). 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.
- g). 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			93
(81-91) B		85	
(69-80) C			
(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	



5 Barley Road, Cheltenham, Gloucestershire GL52 3ND

A substantial and remarkably well presented five bedroom detached family house in a sought after residential area with a double length garage and far reaching views



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

5 Barley Road, Cheltenham, Gloucestershire GL52 3ND

A substantial and remarkably well presented five bedroom detached family house in a sought after residential area with a double length garage and far reaching views. It is offered in very good decorative order and comprises in brief an entrance hall, a downstairs cloakroom, a marvellous open plan kitchen/dining/sitting room with integrated appliances and French doors into the garden, a utility room and a spacious living room with a wood burning stove on the ground floor. The first floor offers three bedrooms including the master bedroom with doors to a dressing room/study and a luxurious en-suite shower room and a bathroom. Above there are two further double bedrooms, one with a dressing room/study and an en-suite shower room and one with an en-suite shower room and a large walk-in wardrobe. Further benefits include gas fired central heating, double glazing, off road parking and enclosed landscaped gardens. Council Tax Band - F. For the maintenance of the development there is a service charge payment of £83.51 per quarter.



Directions

Leave Cheltenham via the Evesham Road (A435). At the roundabout take the third exit onto New Barn Lane. Go straight over the next two roundabouts and take the second turning on the right onto Barley Road. The property can be found on the left hand side.

Price:

£699,000

Tenure:

Freehold

Contact:

Karen Short

