



Dunster Gardens

 Nick
GRIFFITHS
ESTATE AGENTS

Dunster Gardens

Cheltenham, GL51 0QT

Guide Price £200,000 Freehold

A 2 bedroom, terrace house with garage and parking, situated in this quiet no-through road, close to GCHQ.

NO ONWARD CHAIN • entrance hall • living/dining room • kitchen • sun room • 2 bedrooms • shower room • gas central heating • garage & parking • garden

Description

A modern terrace house, situated in this popular residential location, close to GCHQ and excellent communications. The accommodation includes an entrance hall, living/dining room, sun room, kitchen, 2 bedrooms, and a shower room. Outside, there is an enclosed garden, and a single en bloc garage with parking in front. The property further benefits from gas central heating, and is offered for sale with no onward chain. Cheltenham Borough Council Tax band B.

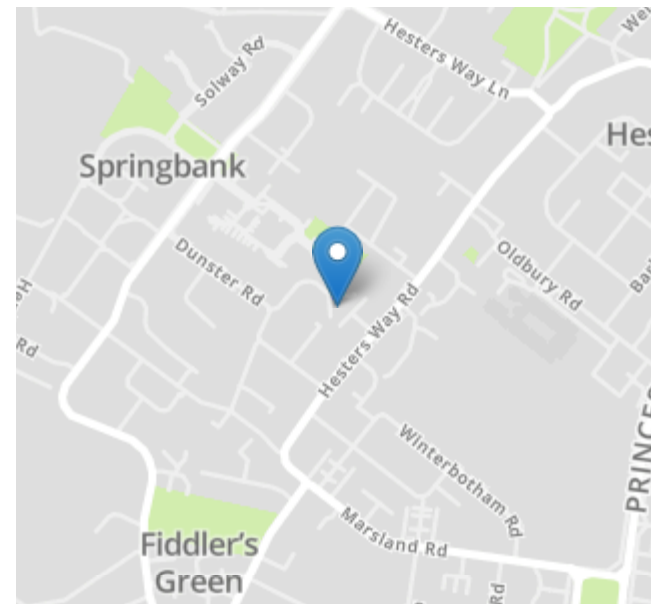
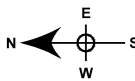
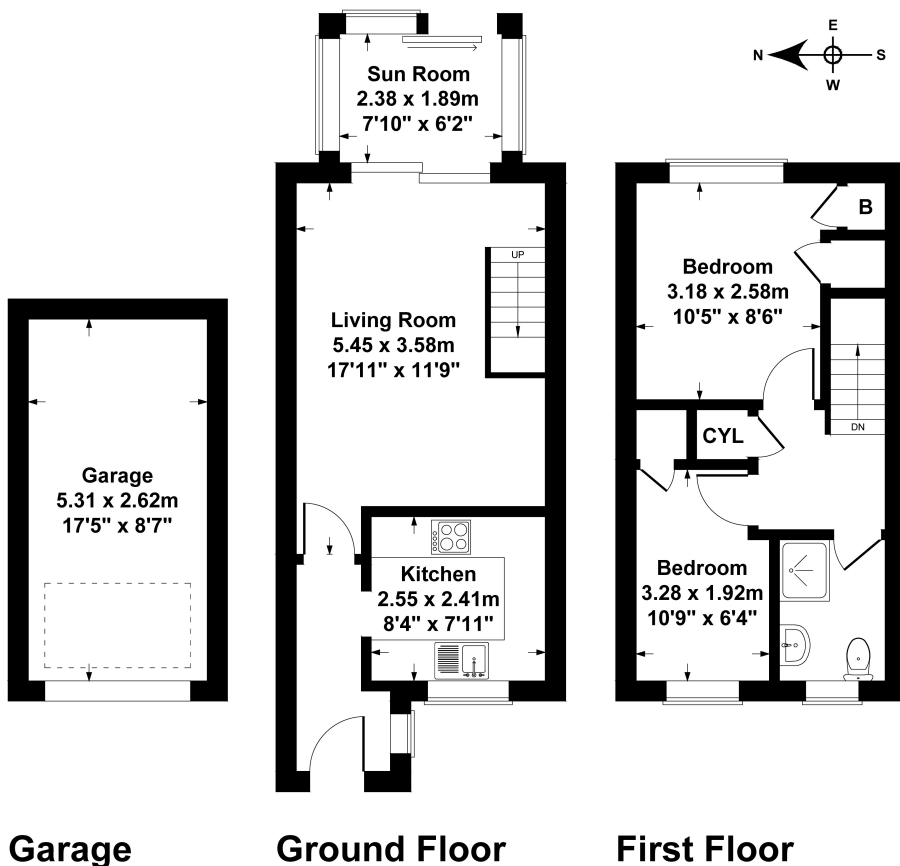




Situation

Situated in a quiet cul-de-sac on the outskirts of Cheltenham with excellent access to GCHQ and major road links. 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.

Approximate Gross Internal Area
 Main House - 60 sq. metres (646 sq. feet)
 Garage - 14 sq. metres (151 sq. feet)
 Total - 74 sq. metres (797 sq. feet)



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 92 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (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 shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.