

Perry Bishop

PROPERTY MADE PERSONAL

London Road, Cheltenham, Gloucestershire GL52 6HJ



Charming detached period home • Two bedrooms • Tucked away setting • Surprisingly large garden • 20' sitting room and 14' fitted kitchen • Within a stroll of the town centre • EPC D



London Road,

Cheltenham, Gloucestershire GL52 6HJ

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A well presented detached two bedroom property conveniently located and offering a tucked away setting. The property boasts a homely feel and features a lovely garden, situated close to Cheltenham town centre and excellent local amenities.

This charming period home boasts a delightful ambience and well presented accommodation which in brief comprises a welcoming and spacious 20' sitting room with a fireplace and inset wood burning stove, leading through to a 14' fitted kitchen/dining room with access to the garden. On the first floor, there are two bedrooms and a family bathroom.

Conveniently positioned within close proximity to local amenities, this home offers a prime location for those seeking a vibrant lifestyle. There is a charming and surprisingly good-sized garden.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

Property Information Questionnaire

Fittings and Contents forms

Official copy of Title Register or Epitome of Title if an unregistered title

Title plan

Local Authority search

Draft contract

A buyers information booklet will be shared on first viewing

Anti Money Laundering Checks

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.





There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

Leave Cheltenham town centre via the London Road and the property will be found on the left hand side shortly after the turning into Sandford Mill Road and identified by our 'For Sale' board.

What3Words: Popped.rarely.luck



Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band C

Our reference

CHE/GW/KF/05022024

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

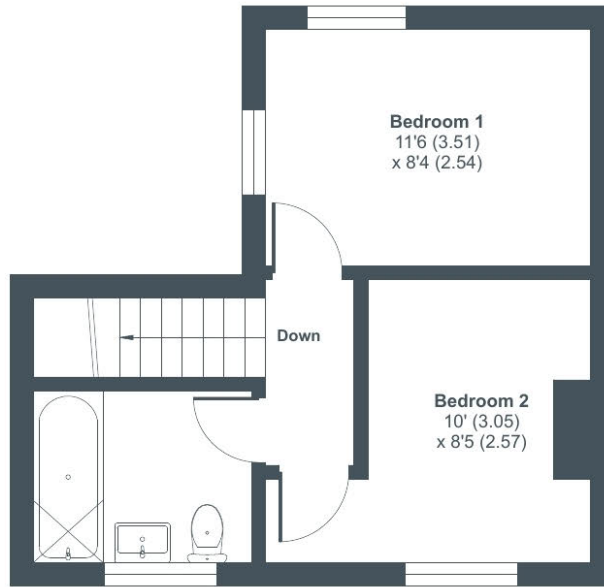
E: cheltenham@perrybishop.co.uk



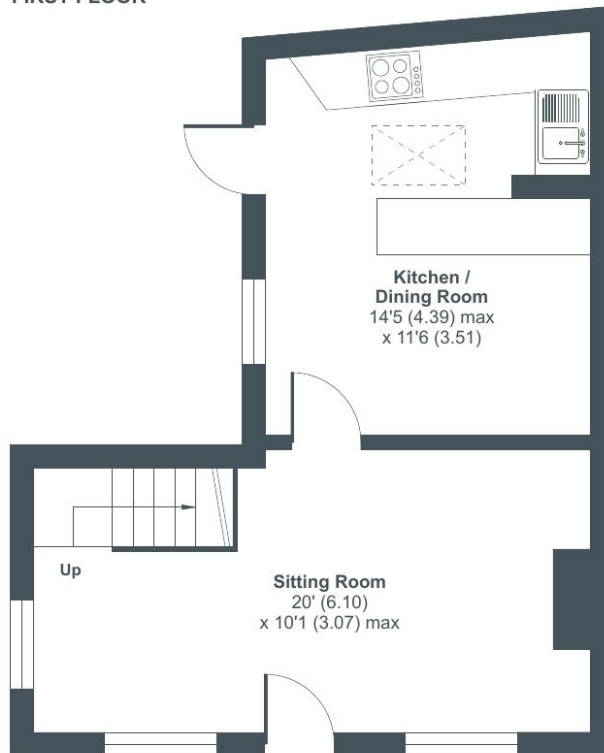
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Approximate Area = 670 sq ft / 62.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Perry Bishop. REF: 1081604



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

