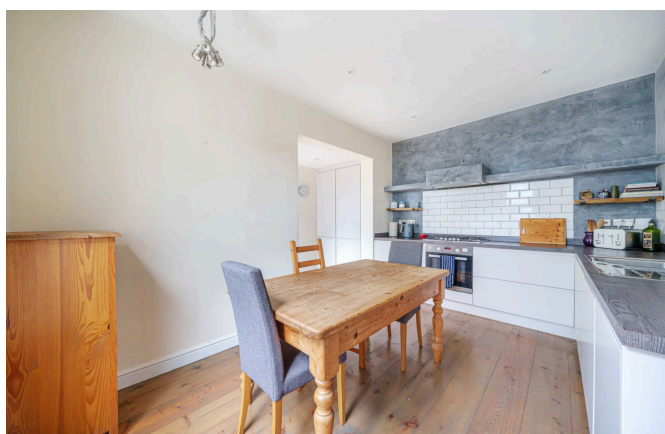


PerryBishop

PROPERTY MADE PERSONAL

Courtney Villas, Dunalley Parade, Cheltenham, Gloucestershire GL50 4LU



End of terrace home • Two bedrooms • Period features • Off-road parking • Walking distance to Cheltenham town centre • 'Move Ready' scheme • EPC D



Courtney Villas,

Dunalley Parade, Cheltenham, Gloucestershire GL50 4LU

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

An end terrace, two bedroom period home, well located on a quiet residential street, with off road parking and within walking distance of Cheltenham town centre.

The internal accommodation is spacious throughout and provides an entrance hall, large reception room with dual aspect windows, picture rails and feature fireplace. There is a kitchen/diner with wood floor with a range of high and low level units with integrated appliances and five ring gas hob. Off the kitchen, there is a utility room and downstairs WC.

Upstairs, there are two large double bedrooms; the master bedroom has dual aspect windows and painted wooden floors. There is also a large four piece family bathroom consisting of a walk-in shower, bath, WC and vanity wash hand basin. The basement has also been converted and provides a very useful space that could be a TV or play room or just used for storage.

Outside the property, there is a sunny courtyard garden and ample off street parking on the gravel driveway.

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

Leaving Cheltenham town centre via North Place, turn left on to the A4019. Continue on and take the second right turn into Dunalley Street; continue on, passing across St. Paul's Road and take the second left into Dunalley Parade and the house will be found on the right.

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band B

Our reference

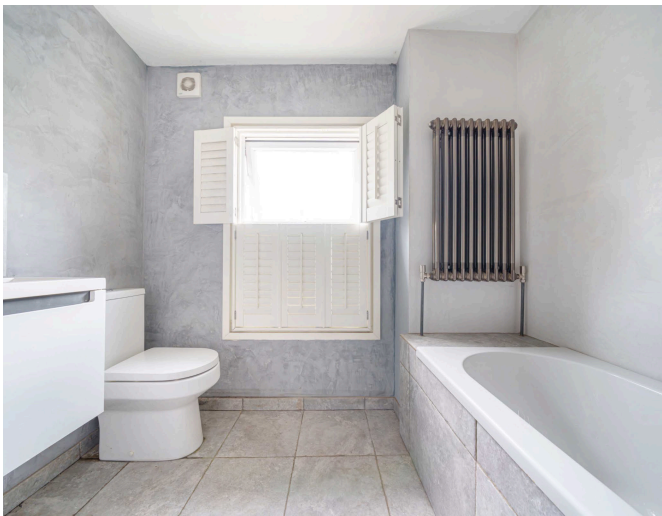
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We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

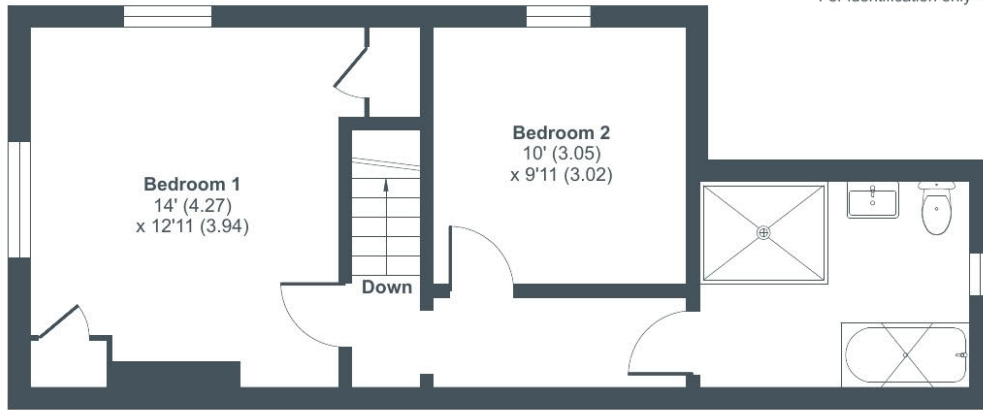
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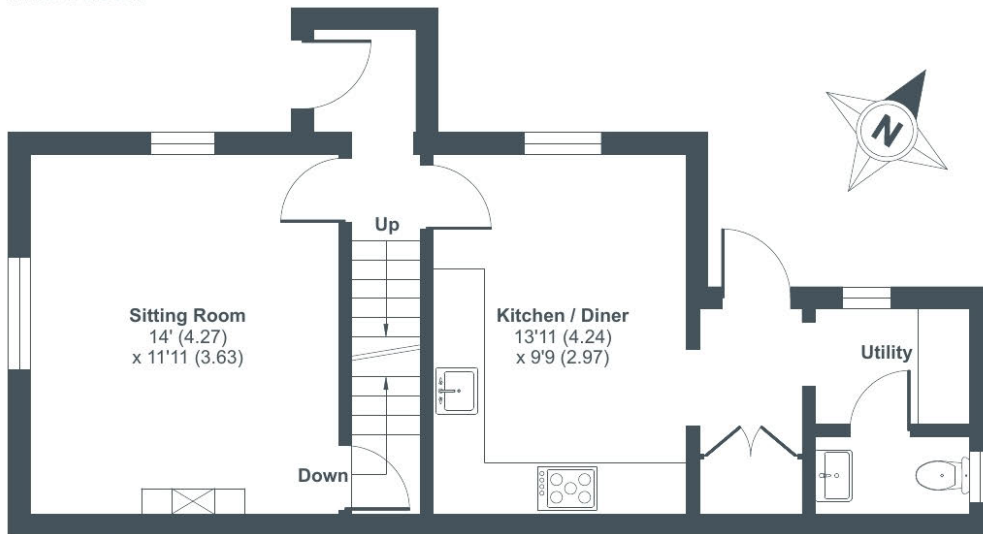
Courtney Villas, Dunalley Parade, Cheltenham, GL50

Approximate Area = 1117 sq ft / 103.7 sq m

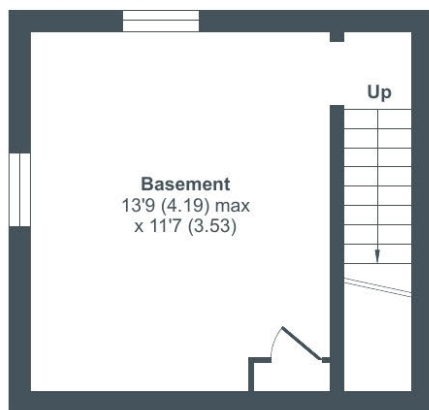
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FIRST FLOOR



GROUND FLOOR



BASEMENT



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Perry Bishop. REF: 1094605



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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

