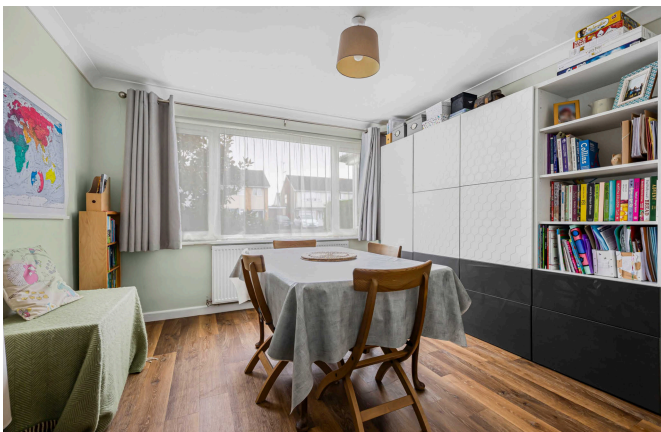


# PerryBishop

PROPERTY MADE PERSONAL

**Netherwood Gardens**, Cheltenham, Gloucestershire GL51 8LQ



Semi-detached home • Three bedroom • Quiet location • Fantastic condition • Driveway parking • Superb family home • EPC C



# Netherwood Gardens,

Cheltenham, Gloucestershire GL51 8LQ

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Located to the west of Cheltenham town centre is this modern, three bedroom semi-detached family home, presented in excellent condition, on a quiet cul-de-sac of similar residential properties.

The property is bright and spacious throughout and provides a front lobby which opens on to an entrance hall which has karndean flooring, doors to all rooms and stairs rising to the first floor. The spacious reception room is at the back of the house and has glazed doors opening on to the rear garden; there is a separate dining room and a modern fitted kitchen with a range of high and low level units with rolled work surface, electric oven, gas hob with extractor over, one and a half bowl sink with drainer and mixer tap and space for a dishwasher. There is also a separate utility room and WC.

Upstairs, there are three large double bedrooms and a family bathroom with white three piece suite which comprises a

panel bath with shower over, WC and plinth mounted wash hand basin with mixer tap.

The rear garden is very well kept, has a patio area off the back of the house, has mature flower borders and is enclosed by fence and brick wall boundaries. To the front, there is ample parking on the recently laid driveway and large lawn with raised fruit/vegetable bed and borders with mature shrubs.

Additional benefits of this fantastic family home include gas fired central heating, double glazing throughout and a garage for storage.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

## Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, 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 on St. George's Road. At the lights on Gloucester Road (B4633) turn right, continue until the next lights and turn left onto Arle Road; continue on, passing over the level crossing, Netherwood Gardens will be the third turning on the left and the house will be found on the right hand side.

What3Words: ///hedge.lively.melt

#### 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/NB/MS/18092024

#### We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

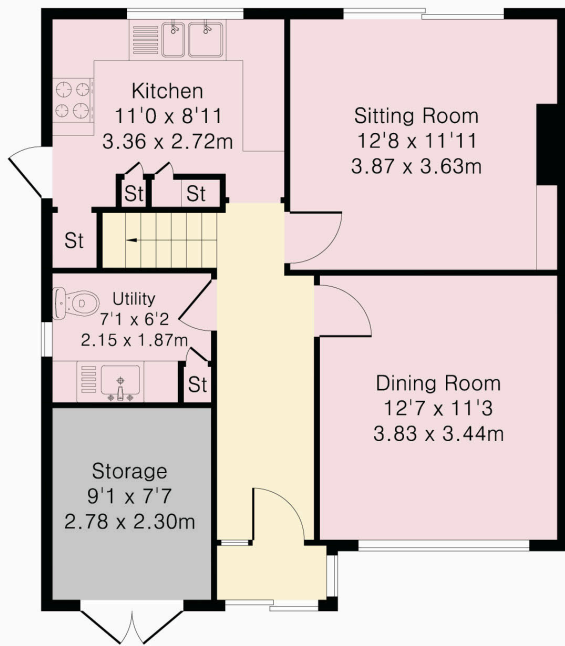
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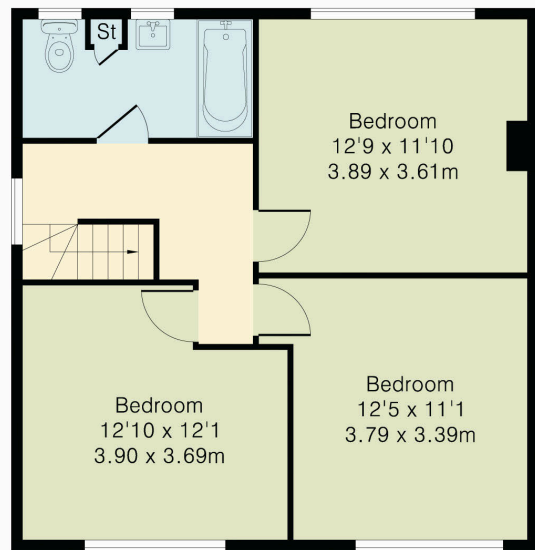
## Approximate Gross Internal Area 1223 sq ft - 114 sq m

Ground Floor Area 630 sq ft – 59 sq m

First Floor Area 593 sq ft – 55 sq m



Ground Floor



First Floor

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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