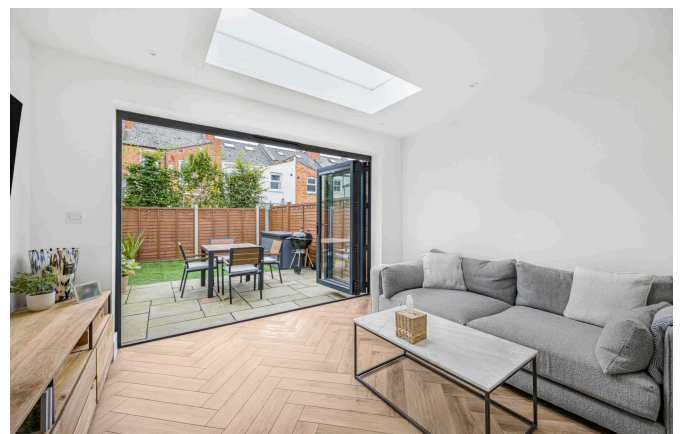


PerryBishop

PROPERTY MADE PERSONAL

Wellesley Road, Cheltenham, Gloucestershire GL50 4LD



Modern semi-detached home • Two double bedrooms with built-in storage • Spacious open plan living space • Newly built and under warranty • Low maintenance patio/garden area • Off-street parking • Excellent central location • EPC C



Wellesley Road,

Cheltenham, Gloucestershire GL50 4LD

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Nestled just 0.3 miles from Cheltenham High Street sits this lovely and spacious modern property.

The accommodation comprises a stunning open plan living space and fitted kitchen, with a handy downstairs W.C, two double bedrooms with built in storage and a sleek bathroom.

External benefits include a lovely well-maintained garden and a patio area and off street parking.

This property has been newly built and so still benefits from a warranty with 8 years remaining.

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

From Perry Bishop's office, continue on the A46 through Cheltenham town centre. Follow North Place to Clarence Square. Turn left at Clarence Square. Continue until the turning for Wellesley Road is found on the right hand side. The property is on the left hand side.

What3Words: ///ranges.lazy.chefs

Services & Tenure

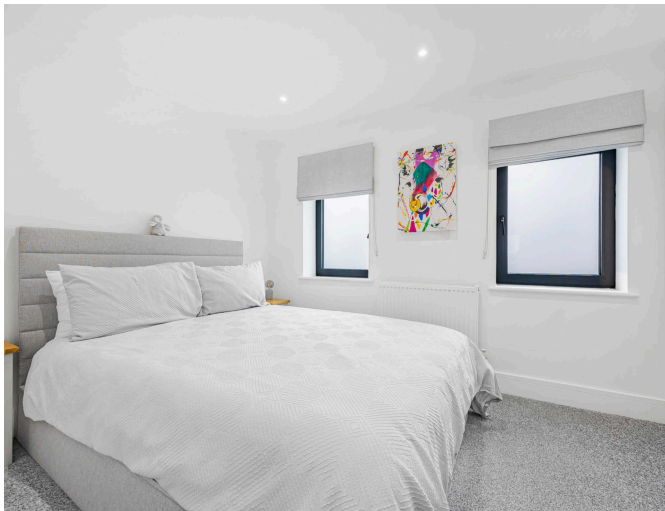
The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

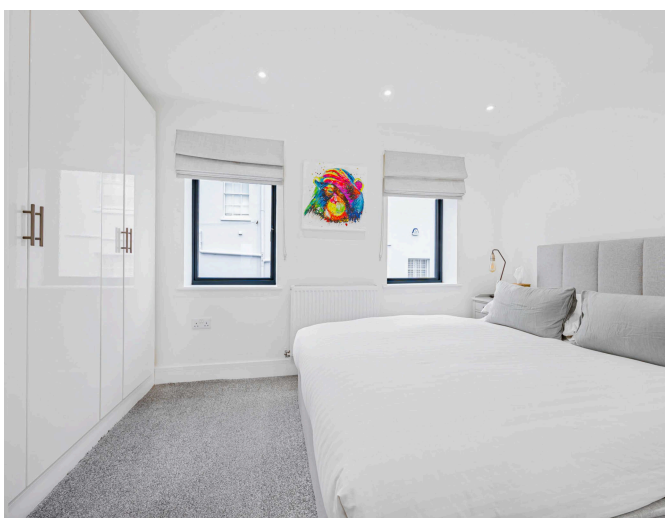
Council Tax Band B





Our reference
CHE/SB/MS/25092024

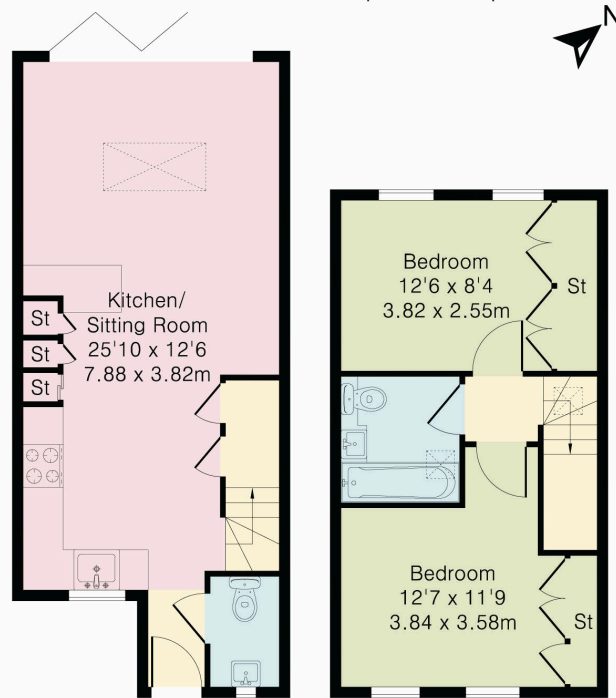
We'd love to hear from you
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG
T: 01242 246980
E: cheltenham@perrybishop.co.uk



Approximate Gross Internal Area 653 sq ft - 61 sq m

Ground Floor Area 354 sq ft - 33 sq m

First Floor Area 299 sq ft - 28 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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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

