

Niven Courtyard, Cheltenham, Gloucestershire GL51 0GG



Detached house • Four bedrooms • Garage and driveway • Landscaped garden • Popular development in Cheltenham • EPC C

Niven Courtyard,

Cheltenham, Gloucestershire GL51 0GG

Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

About the property

Nestled in a sought after development, this modern detached house offers a perfect blend of style and comfort.

Boasting four well-appointed bedrooms, three spacious reception rooms, and two sleek bathrooms, this property has plenty of flexible accommodation. The open-plan kitchen and dining area is perfect for entertaining, with the useful addition of a separate utility. The stunning conservatory opens onto a private south facing landscaped garden with patio, decking and lawned areas, providing a tranquil sunny space.

Externally, the property benefits from off-street parking for two cars and a garage. The property is located within close proximity to local amenities, schools, and transport links, making it a convenient choice for daily living.

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 the Leckhampton Office, follow Bath Rd/A46 to Suffolk Rd/A40. Continue down A40 for 2.1 miles until Telstar Wy. Turn right onto Telstar Wy. Go through one roundabout then turn left onto Caine Square. Stay on Caine Square and then turn left onto Niven Courtyard. The property is found on the left opposite the square.

What3Words: ///plans.hours.attend

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band E

Our reference

CHE/SB/KF/12112024

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk



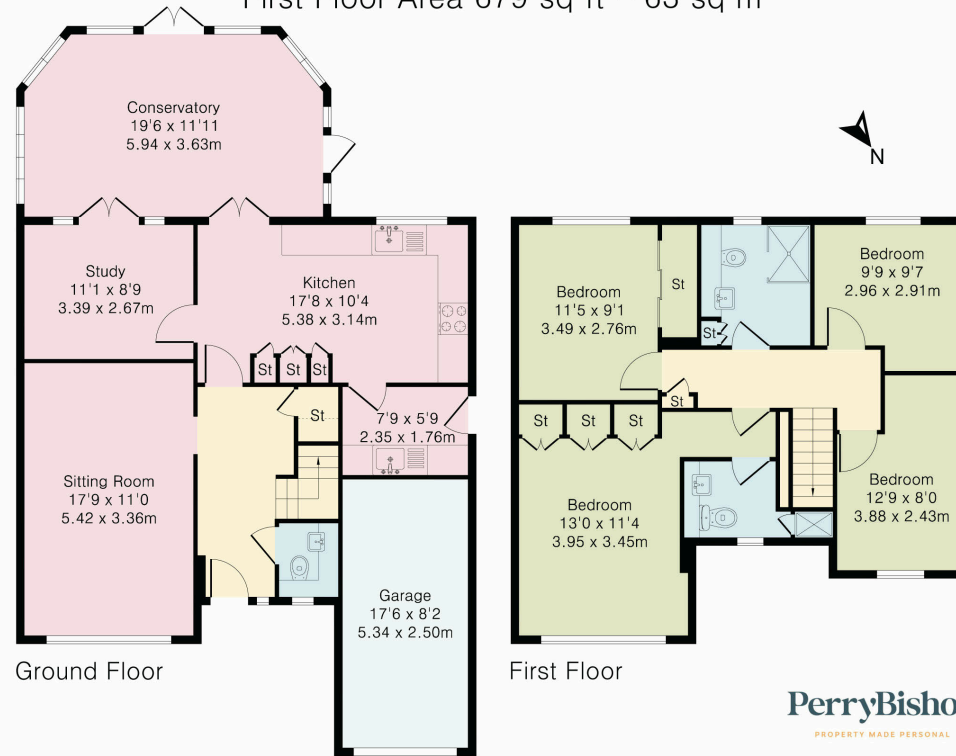




Approximate Gross Internal Area 1721 sq ft - 160 sq m

Ground Floor Area 1042 sq ft – 97 sq m

First Floor Area 679 sq ft – 63 sq m



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.



140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

perrybishop.co.uk

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

