

North Road East, The Reddings, Cheltenham, Gloucestershire, GL51 6RE



Three bedrooms • Detached • Two reception rooms • Conservatory • Off road parking and garage • Bathroom and separate WC • No onward chain • EPC F

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Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A spacious non estate three bedroom detached house with a fabulous garden, located close to a range of excellent local schools and amenities with easy access to the M5 motorway.

The spacious and well-proportioned accommodation in brief comprises a welcoming entrance hall and a 12' fitted kitchen which leads through to a conservatory. A spacious 23' sitting room with doors leading through to the garden.

The first floor provides three bedrooms and a family bathroom. To the rear of the property, there is a surprisingly large mature garden which extends to the side and front.

Additional benefits of this family home include double glazing. There is a large driveway providing ample off-road parking leading to a garage. No onward chain.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

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

Head south west on Bath Road. At the roundabout take the 2nd exit onto the Shurdington Road. Continue for one mile. At the next roundabout take the 2nd exit onto Hatherley Way. At the next roundabout take the first exit continuing on Hatherley Way. At the next roundabout about take the second exit onto Cold Pool Lane. The name of the road changes to Grovefield Way. At the next roundabout take the 3rd exit for The Reddings. Take the second left onto North Road East.

What3Words: ///hugs.until.racks

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/NB/MS/24042025

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk





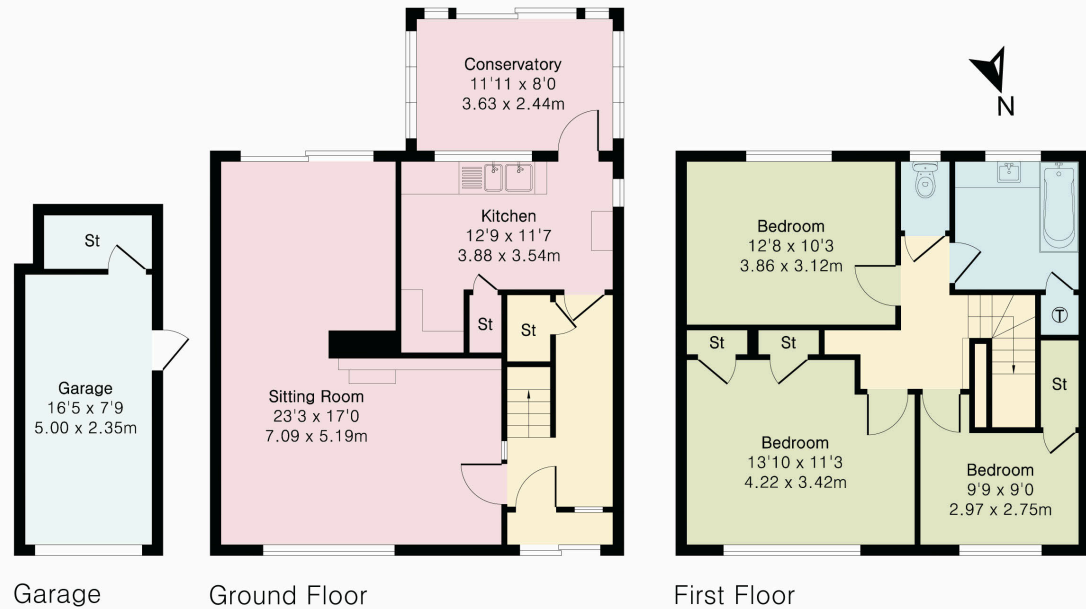


Approximate Gross Internal Area 1359 sq ft - 126 sq m

Ground Floor Area 656 sq ft – 61 sq m

First Floor Area 553 sq ft – 51 sq m

Garage Area 150 sq ft – 14 sq m



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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.

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