

Northwick Close, Cheltenham, Gloucestershire, GL50 2RJ



Two bedroom modern home • Open plan living kitchen diner • Utility room • Downstairs WC • Sun terrace • Garage and driveway with EV charger • Sought after area • EPC B

Northwick Close,

Cheltenham, Gloucestershire, GL50 2RJ

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

An attractive property, which was constructed by local builder Marcus Homes. The impeccably presented accommodation includes a reception hall, downstairs cloakroom, a magnificent open plan living/dining/kitchen area, the kitchen is fitted with a range of quality integrated appliances. There is also a separate utility room with plumbing for a washing machine and tumble dryer. Upstairs, there is a spacious landing with sliding patio doors leading to the sun terrace, 2 double bedrooms both with fitted wardrobes, and a luxury shower room. Outside, there is an integrated single garage with an automatic roller door and an electric car charger point. This impressive property further benefits from gas central heating and double glazing.

Nestled in the heart of Tivoli, within a short stroll of Montpellier, Tivoli Parade and Bath Road shops. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world

famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

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

From our Cheltenham branch head north east on Bath Road, turn left onto Suffolk Road. The name changes to Park Place. Turn left onto Ashford Road and then right onto Northwick Close.





What3Words: ///fired.dime.weds

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band- D

Our reference

LECK/NB/MS/17042025

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

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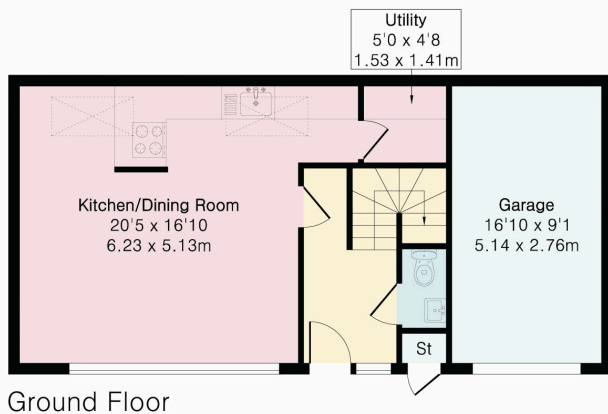
E: leckhampton@perrybishop.co.uk



Approximate Gross Internal Area 975 sq ft - 91 sq m

Ground Floor Area 571 sq ft – 53 sq m

First Floor Area 404 sq ft – 38 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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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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