

Kempton Grove, Cheltenham, Gloucestershire, GL51 0JX



Terrace • Three bedrooms • Excellent condition throughout • Garage • Driveway parking • Easy and close access to M5 • EPC D

Kempton Grove,

Cheltenham, Gloucestershire, GL51 0JX

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

A three bedroom terraced family home presented excellent condition throughout, located on a very quiet no-through road and conveniently situated for local amenities, schools and easy access onto the motorway network.

The property is approached by attractive brick driveway and provides a bright reception room with feature fireplace with gas fire and Dado rails, and is open-plan to the dining room, again with Dado rails and glazed doors opening onto the rear garden. Off the dining room, the modern fitted kitchen provides a range of high and low level units, sink with drainer, free standing cooker with extractor over and tiled splashbacks.

Upstairs there are three good size bedrooms, a modern shower room with glazed shower cubicle, pedestal wash hand basin, heated towel rail and tiled walls. There is also a separate W.C.

To the rear there is a well-maintained garden with patio area and is enclosed with wooden fence boundaries. There is also an integral single garage and driveway parking for several vehicles.

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 Perry Bishop's Bath Road office on Bath Road head towards Cheltenham town centre and turn left at the first set of traffic lights (A40), continue on passing through a set of traffic lights, at the next junction continue on the A40 (Texaco on the right) continue on pass through two further sets of traffic lights until you reach a rounabout, take the first exit (A40) and at the next set of traffic lights turn right onto Telstar Way, continue straight at the first roundabout, you will then get to a mini roundabout and turn right, Kempton Grove is the next right turn.

What3Words /// tulip.ships.ports

Services & Tenure

The tenure is freehold. Mains electricity, drainage, and water are understood to be connected. The property is on oil.

Local Authority

Cheltenham District Council.

Council Tax Band C.

Our reference

CHE/NB/CDH/02072025

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

what the owner said

Friendly neighbours, good amenities, close to town, M5 etc..



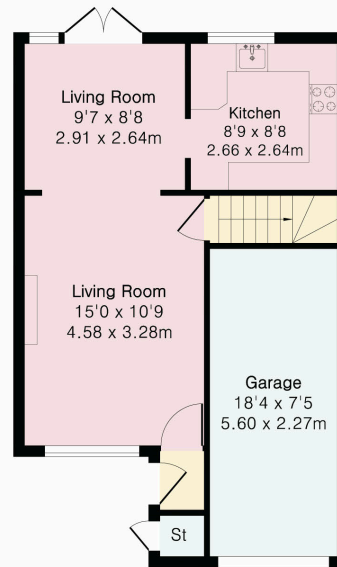




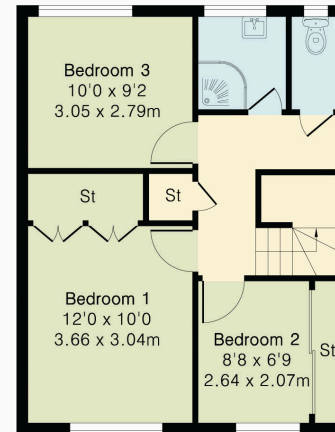
Approximate Gross Internal Area 931 sq ft - 87 sq m

Ground Floor Area 494 sq ft – 46 sq m

First Floor Area 437 sq ft – 41 sq m



Ground Floor



First Floor

PerryBishop
PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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

