

Cheltenham, Gloucestershire, GL51 0LW



Chain free • Three bedrooms • Garage and driveway • Semi-detached • Two reception rooms •  
Close to local amenities • EPC D

## Cheltenham, Gloucestershire, GL51 0LW

### Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

### About the property

A three-bedroom, semi-detached home, offering somebody the opportunity to really put their own stamp on a property.

The property offers generous living accommodation throughout, with the ground floor providing an entrance hall, living room to the front, kitchen leading to the dining room at the rear and a well-equipped wet-room.

The first floor offers three good-sized bedrooms.

The rear garden houses a detached garage which is accessed from the side of the property.

### 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 on Bath Road (GL53 7NG), head north and turn left onto Montpellier Terrace. At the roundabout, take the second exit onto the A40 (Lansdown Road) and continue straight.

Go past Cheltenham Spa Station, then at the next roundabout, take the second exit to stay on the A40.

At the large junction with traffic lights, turn right onto Princess Elizabeth Way (A4013). Continue straight for about a mile, then turn left onto Springbank Road.

Take the third right onto Beaumont Road where the property can be found as indicated by a Perry Bishop 'for sale' board.

What3Words /// expand.noting.kicked

### Services & Tenure

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

### Local Authority

Cheltenham District Council.

Council Tax Band C.

### Our reference

CHE/BM/CDH/02072025

### We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk













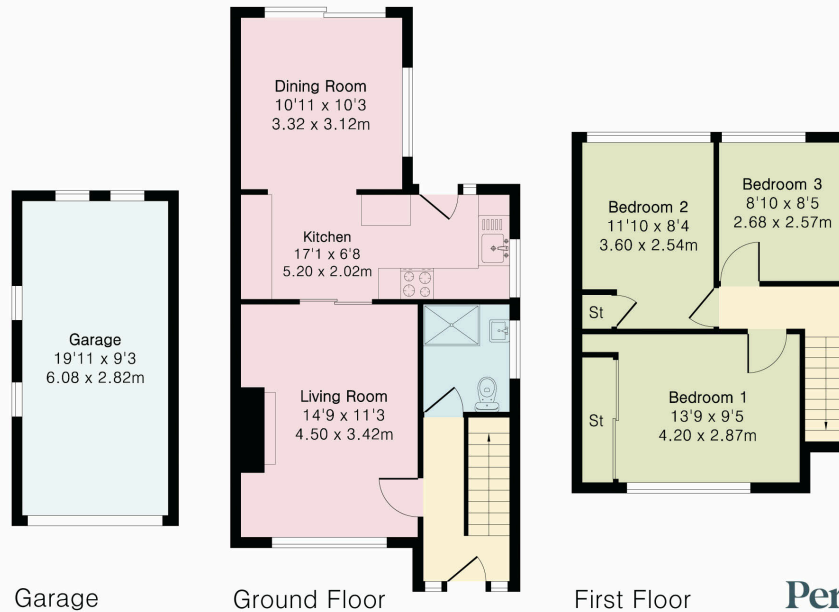


**Approximate Gross Internal Area 819 sq ft - 76 sq m  
(Excluding Garage)**

Ground Floor Area 483 sq ft – 45 sq m

First Floor Area 336 sq ft – 31 sq m

Garage Area 185 sq ft – 17 sq m



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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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