

Netherwood Gardens, Cheltenham, Gloucestershire GL51 8LG



Semi-detached home • Three double bedrooms • Envidable spot within a popular development • Excellent off-road parking • Garage • Private rear garden • Convenient location close to schools, shops and transport links • EPC C

Netherwood Gardens,

Cheltenham, Gloucestershire GL51 8LG

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A well-proportioned, three-bedroom semi-detached home, set in an enviable position within the development.

The property offers generous and versatile living space across two floors.

On the ground floor, there is an entrance hall, a bright living room, a kitchen, a separate dining room, and a conservatory overlooking the garden. The first floor provides three double bedrooms and a family bathroom.

Outside, the home benefits from excellent off-road parking in front of the garage, while the rear garden is a real highlight - featuring a patio, lawn, established shrubs and excellent privacy.

Well located for local amenities, schools, and transport links, this property offers a superb opportunity to secure a family

home in a popular location.

PLEASE NOTE:

This being a probate sale by a professional executor, the property will be SOLD AS SEEN and there will be NO PROTOCOL FORMS NOR ENQUIRIES BEFORE CONTRACT.

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 in Middle Street, head south and turn right onto Bath Road (A46). Follow the road towards Montpellier and then continue onto St George's Road. At the roundabout by Waitrose, take the first exit onto Honeybourne Way, and continue straight before joining the A4019 (Tewkesbury Road). Follow the signs towards Springbank/Arle Court, turning onto Princess Elizabeth Way. From there, turn into Netherwood Gardens, where the property can be found, located by a Perry Bishop 'For Sale' board.

What3Words: [///rift.index.volume](https://www.what3words.com/#!/?w3s=///rift.index.volume)

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band C

Our reference

CHE/BM/KF/01092025

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

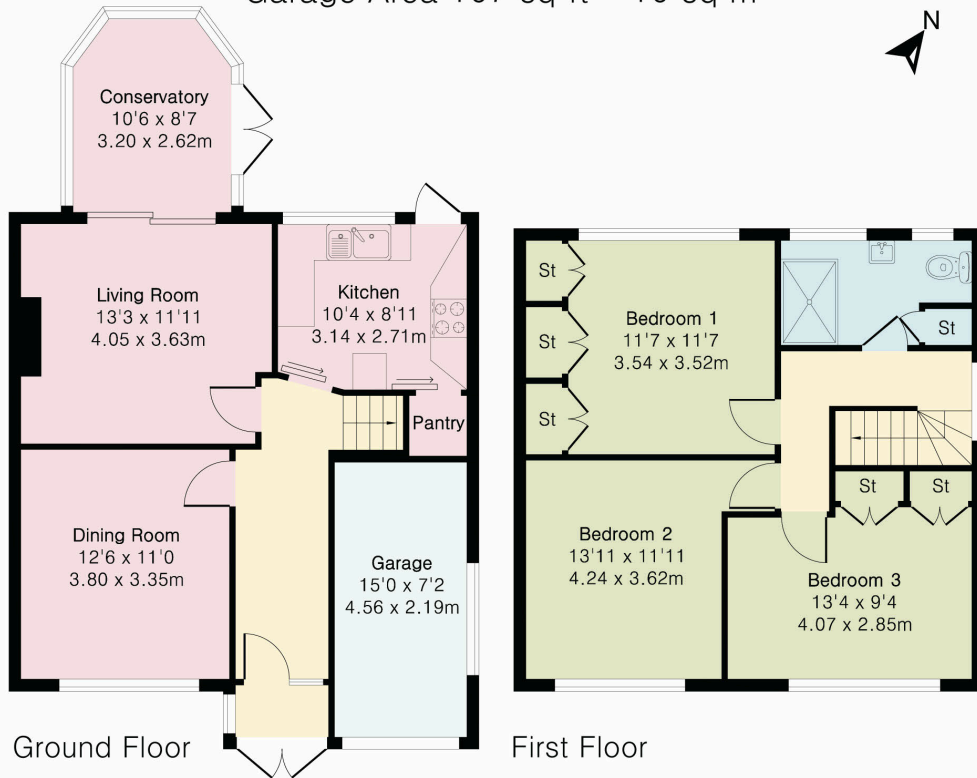


**Approximate Gross Internal Area 1183 sq ft - 110 sq m
(Excluding Garage)**

Ground Floor Area 606 sq ft – 56 sq m

First Floor Area 577 sq ft – 54 sq m

Garage Area 107 sq ft – 10 sq m



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.

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