

# 203 Gloucester Road

Cheltenham GL51 8NJ

**Perry Bishop**  
and Chambers

the agent who keeps you informed



Spacious semi-detached family home | Three bedrooms | 15ft fitted kitchen  
Driveway providing off road parking | Cellar providing useful storage | EPC E

**£365,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

# 203 Gloucester Road

## Cheltenham GL51 8NJ



3 Bedrooms



1 Bathrooms



2 Receptions

This is an impressive three bedroom semi-detached house situated within walking distance of Cheltenham railway station, Montpellier and the town centre and also providing easy access to Christ Church school, other good local schools and amenities.

The well-proportioned accommodation is arranged over two floors and in brief comprises an entrance hall with stairs to first floor, sitting room with a bay window to the front aspect, fireplace and bespoke fitted book cases to fireplace recess, a dining room with french doors to the garden, downstairs cloakroom, a fitted kitchen/breakfast room with a range of units, leading to a conservatory/garden room and space for a table and chairs. The first floor landing provides access to the loft which is partly boarded, three bedrooms, the master is dual aspect with an attractive fireplace, and there is also a family bathroom with a separate shower.

Additional benefits of this super period home include a cellar providing useful storage, driveway providing off road parking, gas fired central heating, double glazing, an enclosed private rear garden with side garden providing space for a shed or potential additional parking.

### Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, 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 Cheltenham town centre proceed along St Georges Road until the second set of traffic lights. Turn left on to Gloucester Road and the property will be found on the right hand side before the mini roundabout.

### **Services & Tenure**

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.



### **Local Authority**

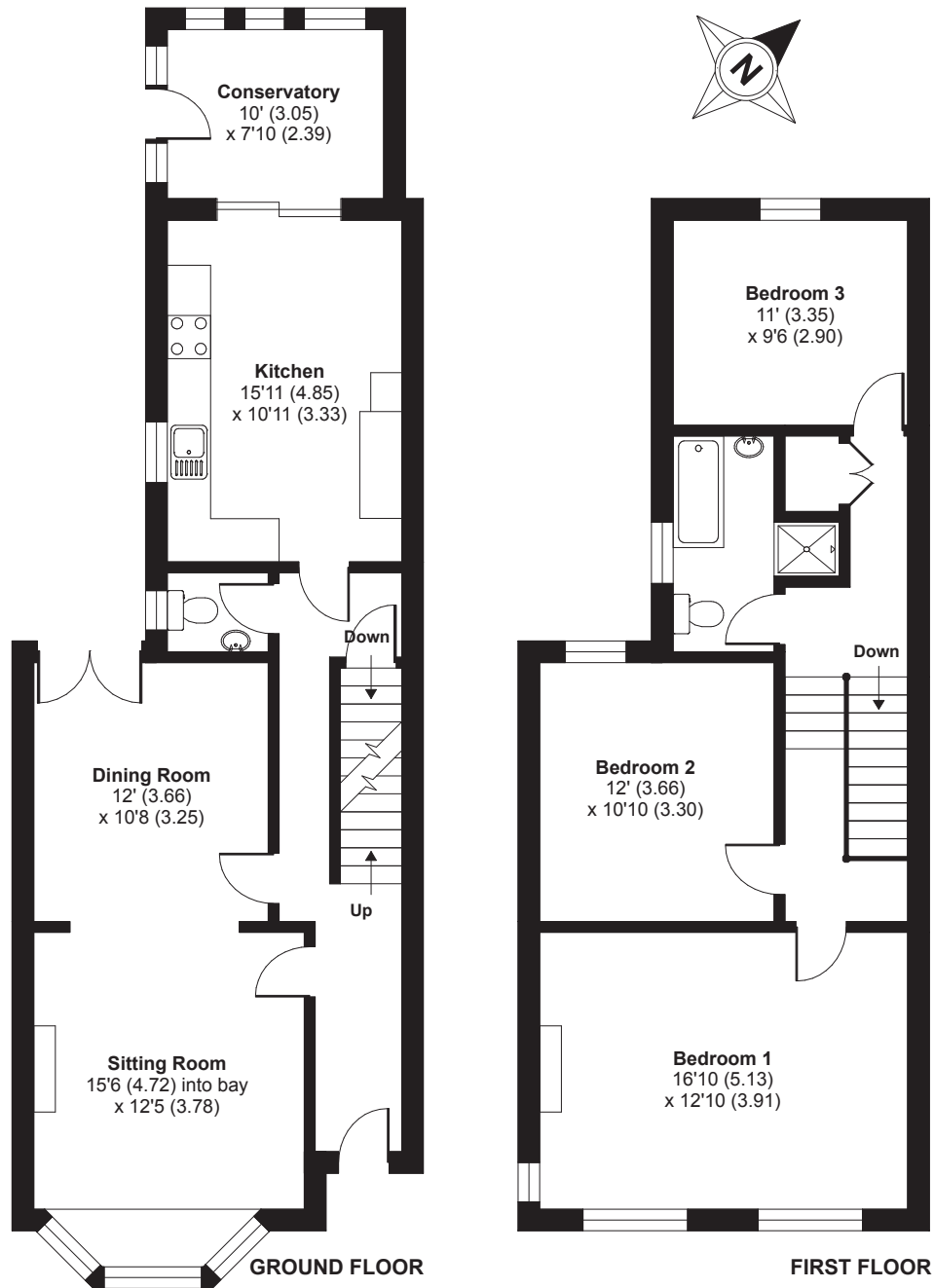
Cheltenham Borough Council

Ref: 71026020/25100/RM



# Gloucester Road, Cheltenham, GL51

APPROX. GROSS INTERNAL FLOOR AREA 1402 SQ FT 130.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Perry Bishop & Chambers REF : 191458

1 Kew Place, Cheltenham, Gloucestershire, GL53 7NG  
T: 01242 246980  
E: cheltenham@perrybishop.co.uk

[perrybishop.co.uk](http://perrybishop.co.uk)

**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.