



**29B Marsh Gardens, Cheltenham GL51 9LL**  
**£310,000**



## 29B Marsh Gardens, Cheltenham GL51 9LL

• Off road parking • No through road • Downstairs cloakroom • Private garden • Chain free • Conservatory • Built in 2019 • Solar panels • Cheltenham Borough Council Tax Band C - £1,996.90 (2025/2026) • EPC rating B84

**£310,000**



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**www.naylorpowell.com**

### Entrance Hall

Radiator, understairs cupboard, access to ground floor accommodation, stairs leading to the first floor.

### WC

Double-glazed obscure window to front elevation, radiator, boiler, WC, and hand wash basin.

### Kitchen

Double-glazed window to side elevation, matching wall and base units with worktops over, one and a half bowl stainless steel sink, and space for washing machine and fridge-freezer.

### Living Room

Radiator, double-glazed double doors into the conservatory, double-glazed window to the conservatory.

### Conservatory/Dining Room

Double-glazed window to rear and side elevations, double-glazed door to rear garden.

### First floor landing

Doors to all bedrooms and bathroom. Access to the loft, which is boarded with light and a ladder.

### Master Bedroom

Double-glazed window to rear elevation, radiator.

### Bedroom Two

Double-glazed window to front elevation, radiator, built-in cupboard.

### Bedroom Three

Double-glazed window to rear elevation, radiator.

### Bathroom

Double-glazed obscure window to side elevation, bath with shower attachment, WC, wash hand basin, and heated towel rail.

### Outside

To the front of the property is an off-road driveway with space for multiple vehicles. To the rear of the property is a garden with a lawn and patio area, a storage shed, garden room and side access to the front of the property

### Location

The property is located on the outskirts of Cheltenham with easy access to the town center. There are local primary and secondary schools and a doctor's surgery. Pitville Park, Leisure at Cheltenham and the Prince of Wales Stadium are a short distance away.

### Material Information

Tenure: Freehold.

Council Tax Band: Tax Band C

Local Authority and Rates: Cheltenham Borough Council  
£1,996.90 (2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

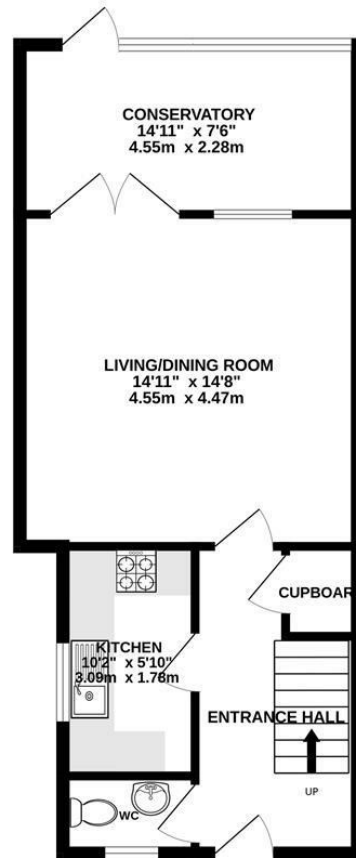
Solar panels included with sale. Owned by the property with 29 years left on the warranty and 9 years left on the warranty for the battery and inverter.

Broadband speed: Standard 8 Mbps, Ultrafast 1000 Mbps.

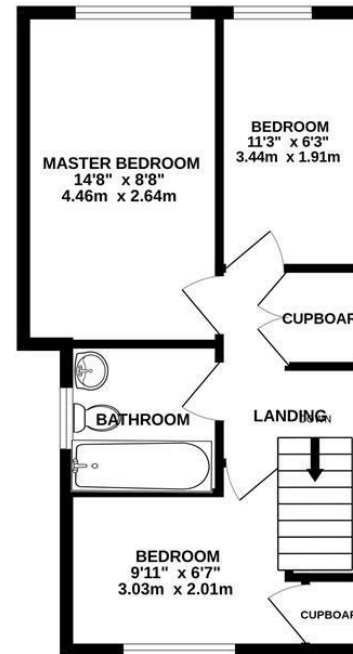
Mobile phone coverage: EE (Limited) O2 (Likely) Vodafone (Limited) and Three (Limited)



GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

