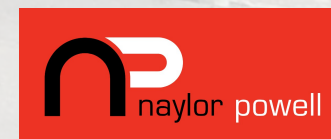




**River Leys, Cheltenham GL51 9SE**  
**Offers In Excess Of £315,000**





# River Leys, Cheltenham GL51 9SE

• Popular location close to local amenities, local schools and good transport links nearby • Semi detached house • Recently renovated • Additional fourth bedroom/playroom and separate study • Modern bathroom • Off road parking • Enclosed and low maintenance rear garden • Potential rental income of £1,400 PCM • Cheltenham Borough Council - £1,747.29 per annum (2025/26) • EPC rating D66



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## Offers In Excess Of £315,000

### Entrance Hall

Radiator, stairs to first floor.

### Kitchen

Double glazed window to front elevation, a range of matching wall and base units with laminate work surface over, inset one bowl sink with mixer tap and drainer unit, space for freestanding cooker with extractor hood over, metro tiled splash backs, space and plumbing for washing machine and tumble drier, space for freestanding fridge freezer, vinyl flooring, opening to;

### Dining Room

Understairs storage cupboard, fireplace with inset electric wood burner, radiator, wooden flooring, opening to;

### Living Room

Double glazed windows and sliding patio doors to rear elevation leading out into the garden, two skylights, inset ceiling spot lights, radiator, wooden flooring, door to;

### Bedroom Four/Playroom

Double glazed window to rear elevation, laminate flooring, opening to;

### Study

Double glazed obscure window to front elevation.

### On The First Floor

### Landing

Access to loft via hatch which is part boarded with a ladder.

### Bedroom One

Double glazed window to rear elevation, radiator.

### Bedroom Two

Double glazed window to front elevation, radiator, storage cupboard housing boiler.

### Bedroom Three

Double glazed window to rear elevation, radiator, laminate flooring.

### Bathroom

Double glazed obscure window to front elevation, bath with shower over, wash hand basin with mixer tap, WC, tiled splash backs.

### Outside

To the front and side of the property, there are two off-road parking spaces and gated side access leading to the garden, there is also a useful outside tap. To the rear of the property, the garden is fully enclosed and consists of several areas, including a paved patio seating area, gravelled area with a storage shed, and lawn. There is also outside lighting and double power socket.

### Location

The property is located on the outskirts of Cheltenham with local shops, bus services, and good access to the M5 northbound & Cheltenham Town Centre. There are local schools both primary and secondary and an out-of-town shopping centre including Aldi, Sainsburys, and Gallagher Retail Park.

### Material Information

Tenure: Freehold.

Council Tax band: B

Local authority and rates: Cheltenham Borough Council - £1747.29 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

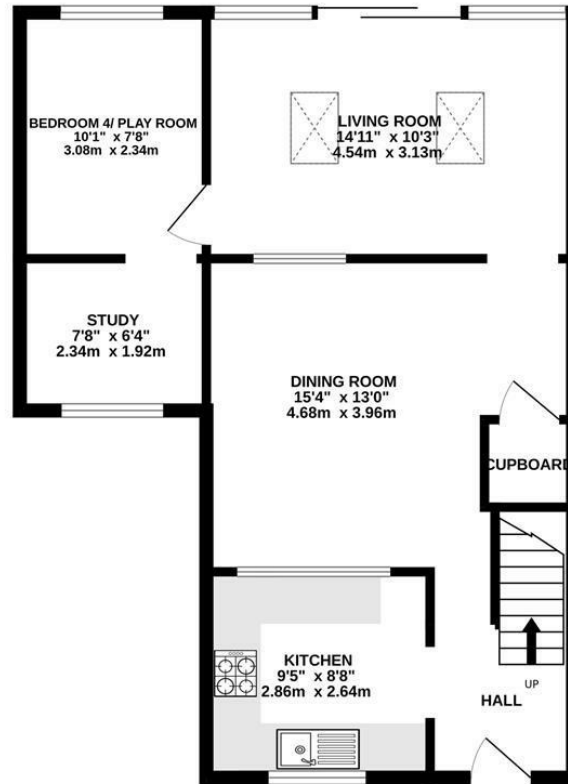
Heating: Gas Central heating.

Broadband speed: Standard 1 Mbps, Superfast 118 Mbps and Ultrafast 1000 Mbps.

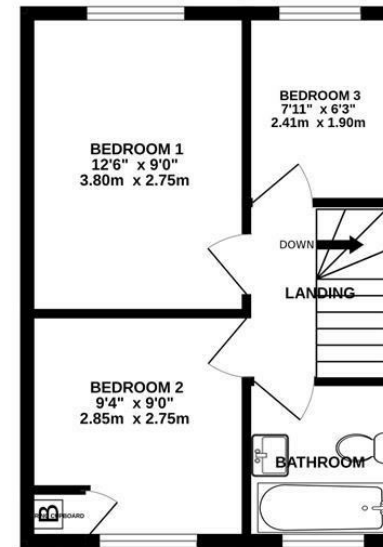
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Limited), and Three (Limited).



GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.1 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.

