

7 Glebe Farm Court, Cheltenham GL51 3EB

£215,000

naylor powell

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• Over 55's • Private garden • Two bedrooms • Sought after development • Communal gardens, parking and lounge • Close to local amenities and bus stops • Garage • Chain free • EPC rating D67 • Cheltenham Borough Council - £2,370.84 per annum (2026/2027)

£215,000

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Accommodation

Entering the property, the porch provides useful space for coats and shoes before leading into the hallway. The hallway offers access to the downstairs shower room, living room and stairs to the first floor. The living room provides a comfortable reception space and benefits from a double-glazed window overlooking the front elevation. The kitchen is fitted with a range of matching wall and base units with worktops over, a four-ring electric cooker with extractor fan, stainless steel one-bowl sink with drainer and a double-glazed window overlooking the rear aspect. The dining room provides an additional versatile living space and features double-glazed doors opening onto the rear garden. Upstairs, the first floor comprises two double bedrooms and a family bathroom.

Garage

En bloc garage offering great storage space. Leasehold 125 years from February 1994 - 93 years remaining

Outside

At the rear of the property is an easy-maintenance courtyard, offering a private outside seating area. There are beautifully maintained communal gardens with seating areas. A communal car park, residents' lounge, and scheme manager's office.

Material information

Tenure: Freehold
Annual Estate Charge - £3,643.00 per annum
Leasehold Garage - 125 years from February 1994 - 93 years remaining
Management company: Anchor Hanover
Council Tax Band: D
Local Authority and rates: Cheltenham Borough Council, £2,370.84 (2026/2027)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
Broadband speed: Standard -13 Mbps, Superfast - 80 Mbps, Ultrafast - 1800 Mbps
Mobile phone coverage: EE, Three, Vodafone, and O2 are all likely.





GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



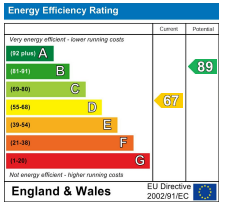
TOTAL FLOOR AREA : 841 sq.ft. (78.2 sq.m.) approx.

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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