



**29 Blenheim Square, Cheltenham GL51 7NF**  
**£300,000**





## 29 Blenheim Square, Cheltenham GL51 7NF



• Cul-de-sac location • Open plan kitchen/diner • Off road parking • Close to local amenities, facilities and M5 motorway • Well-presented throughout • Gas central heating and double glazing • Low maintenance rear garden • Quiet location • Cheltenham Borough Council - Tax band B - £1,747.29 per annum (2025/2026) • EPC rating TBC

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£300,000**

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**hucclecote@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hall

Stairs to the first floor, radiator, door to kitchen/diner, door to;

### Living Room

Double-glazed bay window to front elevation, radiator, fireplace.

### Kitchen/Diner

Double-glazed window to rear elevation, french doors to rear garden, radiator, storage cupboard, boiler, a range of matching wall and base units with worktops over, stainless steel one and a half bowl sink with drainer unit, four ring gas hob with overhead extractor fan, space for a fridge freezer, washing machine and dryer.

### On The First Floor

#### Landing

Grants access to all bedrooms and the bathroom.

#### Bedroom One

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

#### Bedroom Two

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

#### Bedroom Three

Double-glazed window to rear elevation, radiator, built-in wardrobe, and cupboard.

#### Bedroom Four

Double-glazed window to rear elevation, radiator.

### Bathroom

Double-glazed obscure window to rear elevation, heated towel rail, WC, hand wash basin, bath with electric shower.

### Outside

To the front of the property is a stone driveway for two cars, side access to the rear of the property, and a concrete path leading to the front door. to the rear of the property is a combination of apatio and lawn area and brick-built storage sheds.

### Location

The property is located on the outskirts of Cheltenham with local shops, bus services, within close proximity to GCHQ and good access to the M5 & 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 - £1,747.29 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

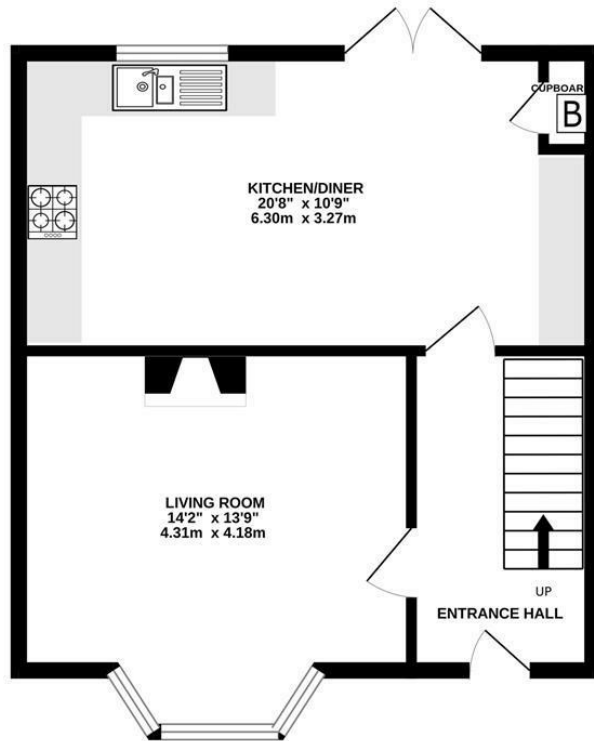
Heating: Gas Central

Broadband speed: Standard 2 Mbps, Superfast 80 Mbps and Ultrafast 10000 Mbps

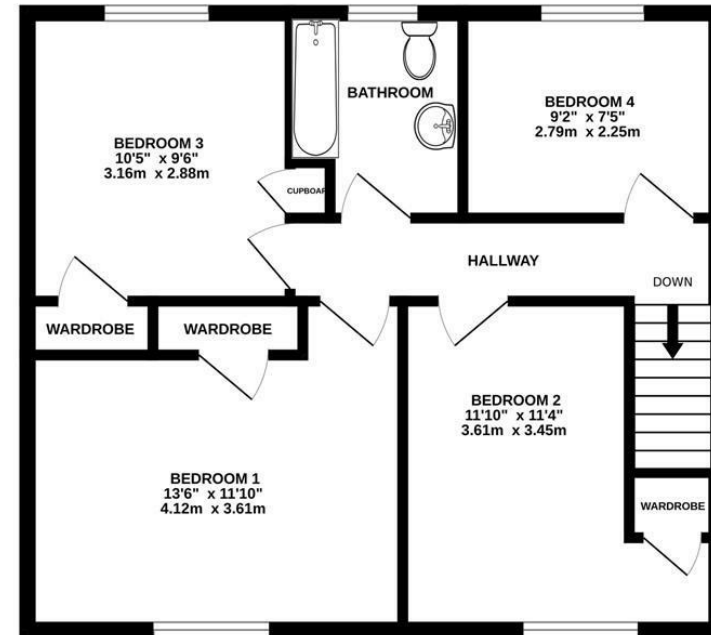
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely) and Three (Likely).



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.6 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus)	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





