



9 Richards Road, Cheltenham GL51 9JU

£290,000



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• Extended three bedroom property • Ample off road parking • Large rear garden • Cul-de-sac location • Within walking distance to local amenities • Semi-detached • Well presented throughout • Two reception rooms • Cheltenham Borough Council Tax Band B - £1,832.57 (2026/2027) • EPC rating F34

£290,000



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Porch

Stepping into the property, the porch provides an ideal space for coats, shoes and such like.

Hallway

Provides access to the living room, dining room, kitchen and stairs to the first floor.

Living Room

Generously sized living room with French doors to the outside patio.

Dining Room

Versatile reception room currently used as a dining space. Window to front aspect.

Kitchen

Ample storage in a range of floor and eye level units accompanied by space for a washing machine, dishwasher, cooker and fridge freezer. Door to;

Lobby

Grants access to the front and rear of the property.

Landing

Provides access to all bedrooms, shower room and WC.

Master Bedroom

Double bedroom with built in storage space and window to front aspect.

Second Bedroom

Double bedroom with window to side access.

Third Bedroom

Built in wardrobe and window to rear aspect.

Shower Room

Frosted window to rear aspect, washand basin, shower cubicle.

WC

Frosted window to rear aspect, WC.

Outside

To the front the property benefits from a pebbled driveway providing parking for multiple vehicles. The rear of the property provides a lawn and patio seating area.

Location

Ideally positioned for easy access to Pittville Park, The Brewery Quarter, and Cheltenham Leisure Centre, this superb home combines convenience, character, and modern living. Known as the gateway to the Cotswolds, Cheltenham is celebrated for its vibrant calendar of festivals from the world-famous National Hunt Festival to acclaimed music, drama, science, food, and jazz events. The town offers an extensive range of modern shopping facilities, as well as a wealth of recreational and cultural amenities, including golf courses, a racecourse, theatres, and cinemas. Excellent transport connections via the M5 provide easy access to Bristol and Birmingham, while the mainline railway station offers regular services to London.

Material Information

Tenure: Freehold.

Council Tax Band: Tax Band B

Local Authority and Rates: Cheltenham Borough Council £1,832.57 (2026/2027)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

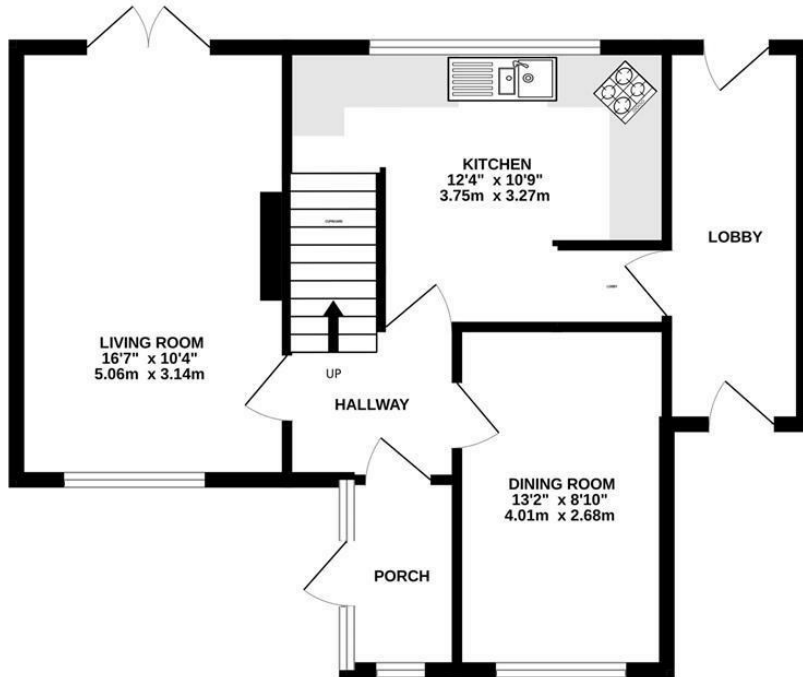
Heating: Mains

Broadband speed: Standard 8 Mbps, Superfast 75Mbps, Ultrafast 1800 Mbps.

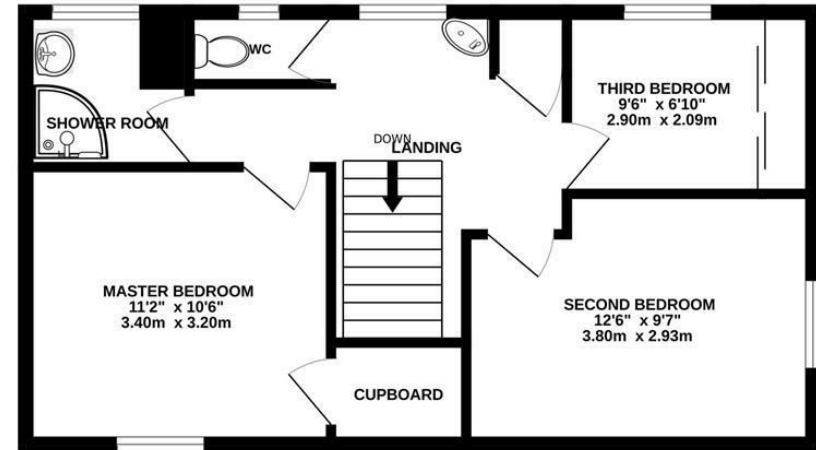
Mobile phone coverage: EE (Limited) O2 (Likely) Vodafone (Limited) and Three (Limited)



GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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.

