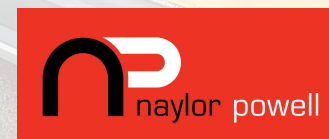




50F Springbank Road, Cheltenham GL51 0NH
£435,000



50F Springbank Road, Cheltenham GL51 0NH

• Well presented four bedroom detached property • En suite shower room to master bedroom • Utility room • Garage and parking • Downstairs WC • Close to local amenities • Four double bedrooms • Two reception rooms • Cheltenham Borough Council, Tax Band D - £2,356.15 (2026-2027) • EPC Rating C70

£435,000



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Entrance Hall

Stairs to the first floor, door to living room, and door to:

Cloakroom

Window to front elevation, radiator, WC, wash hand basin.

Living Room

Radiator, bay window to front elevation, feature fireplace, opening to;

Dining Room

French doors to garden, radiator, door to:

Kitchen/Breakfast Room

A range of matching base and wall units with worktop over, inset one and a half bowl sink, electric oven with gas hob over, space for dishwasher and fridge/freezer, radiator, window to rear elevation, doors to conservatory and:

Utility Room

A range of matching base and wall units with worktop over, inset one-bowl sink, space for washing machine, door to garden.

Conservatory

Double-glazed windows to three elevations, French doors to garden.

First Floor Landing

Doors to all bedrooms and family bathroom, airing cupboard.

Master Bedroom

Radiator, window to rear elevation, door to:

En Suite Shower Room

Shower cubicle, WC, wash hand basin, radiator.

Bedroom Two

Windows to front and side aspects, radiator, built-in wardrobe.

Bedroom Three

Window to rear elevation, radiator, built-in wardrobe.

Bedroom Four

Window to front elevation, radiator, built-in wardrobe.

Family Bathroom

Panelled bath with shower over, wash hand basin, WC, radiator, window to front elevation.

Outside

The property is situated within an attractive and well-maintained residential development. To the front, there is a good-sized tarmac driveway providing off-road parking and access to the integral garage. The frontage is attractively landscaped with low-maintenance gravel borders, a paved path, and lawn area. There is also gated side access to the rear of the property.

To the rear is a private and enclosed garden, designed for ease of maintenance and ideal for outdoor relaxation and entertaining. The garden features a combination of paved patio areas and artificial lawn, offering ample space for seating and outdoor dining. Mature planting and enclosed fencing provide a pleasant backdrop and a good degree of privacy.

Material Information

Council tax band: Tax Band D

Local authority and rates: Cheltenham Borough Council, £2,356.15 (2026-2027)

Electricity supply: Mains

Water supply: Mains Sewerage: Mains Heating: Gas

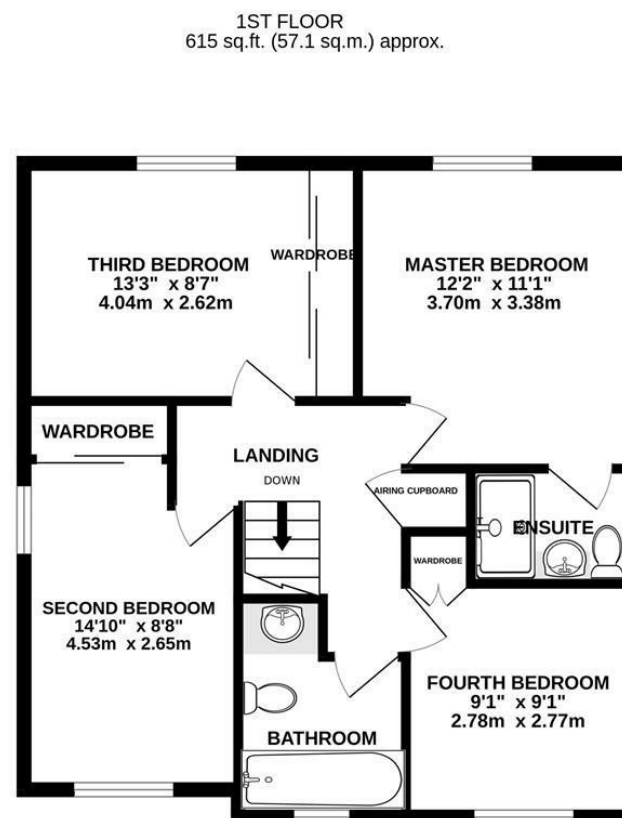
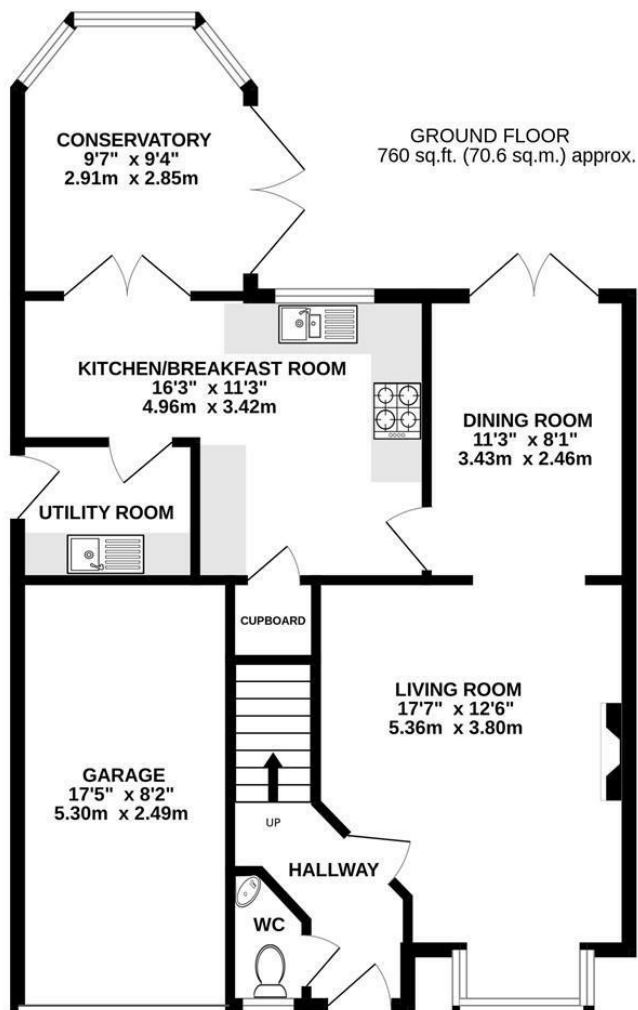
Broadband speed: Standard 1 Mbps and Ultrafast 1800 Mbps.

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

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, Sainsbury's, and Gallagher Retail Park.





TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

