



Granley Gardens, Cheltenham GL51 6LQ
£360,000



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• Extended family home • Popular Area • Two reception rooms • Refitted kitchen and bathroom • Excellent access to town centre and M5 network • EPC Rating E53

£360,000

Accommodation

Entrance hall with stairs to the first floor. Cloakroom with low level flush WC and vanity wash hand basin with cupboard under and obscure glazed window. Lounge overlooking the front garden with bay window, fireplace with open fire, shelving to alcove. Dining room with modern feature fire to chimney breast and sliding patio doors to the rear garden. Refitted kitchen with work surfaces, cupboards, and drawers under, wall cupboards, integrated dishwasher, hob with extractor fan over, high-level oven, ceramic sink with mixer tap, window to the rear and side aspects and door to utility room with plumbing for appliances and door to rear garden. First-floor landing with stairs to the second floor. Bedroom one overlooks the rear aspect and has a range of fitted wardrobes. Bedroom two overlooks the front aspect and has built in wardrobes. Bedroom three also overlooks the front aspect. The family bathroom comprises a feature roll-top bath, glazed shower cubicle, low level flush WC and vanity wash hand basin within a vanity unit with cupboards and drawers, chrome ladder towel rail, obscure glazed window to rear. Bedroom four can be found within the second-floor loft conversion and has windows to both the front and rear aspect, large storage cupboard and additional eaves storage. The property benefits from gas central heating and uPVC double and offers versatile family accommodation.

Outside

To the front of the property is a bloc paved driveway leading to the attached car port with up and over door. Area of lawn with flower borders, dwarf brick walling timber fencing to boundaries. The low maintenance compact rear garden is laid to paved patio, lawn and flower borders with timber fencing to boundaries.

Location

Granley Gardens is situated in the popular area of Benhall on the outskirts of Cheltenham. Close to excellent schools both primary and secondary. The property benefits from being nearby to country parks and woodlands and excellent bus services to both Cheltenham and Gloucester as well as excellent access to the M5 motorway and GCHQ

Tenure, Services & Local Authority

Freehold

All mains services are believed to be connected.

Local authority Cheltenham borough council, tax band D - £1,898.38 (2021/22)

Directions

Leaving Cheltenham on the A40, proceed forward, after the traffic lights by TGI Friday, take the third left into Granley Road and then first left into Granley Gardens. The property can be found at the bottom of the road on the left hand side and identified by our for sale board.



99 Salisbury Avenue, Cheltenham, GL51 3DA

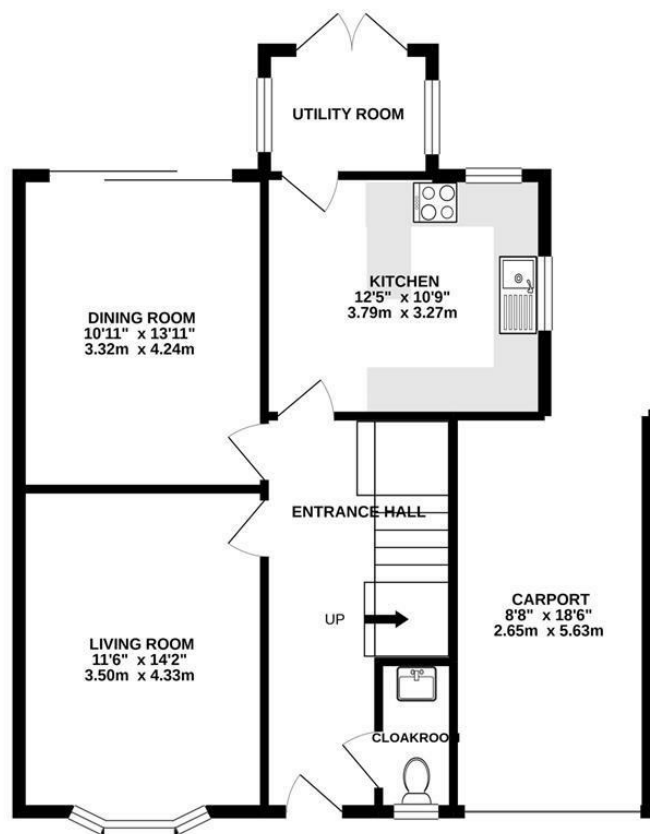
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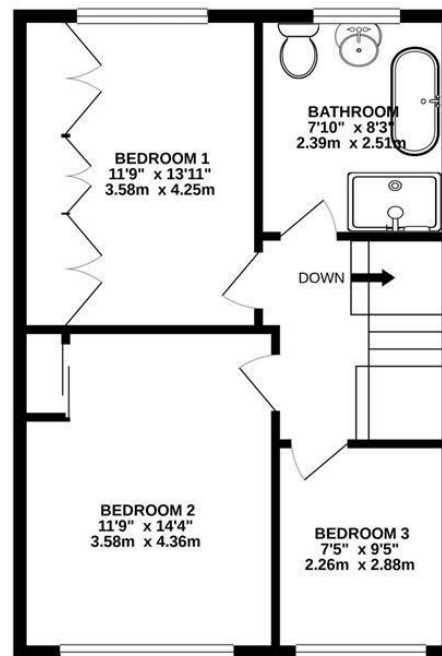
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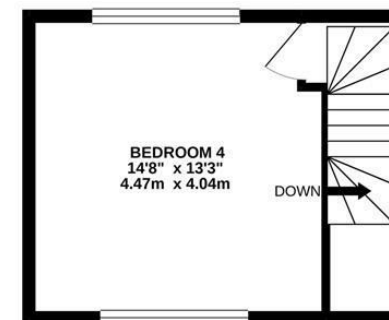
GROUND FLOOR
785 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (49.9 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.5 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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