# Newland View, Cheltenham GL51 0RE

**£285,000**

naylor powell

# Newland View, Cheltenham GL51 0RE

• Three double bedrooms • Chain free • En suite shower room • Off road parking • Nicely presented • EPC C77

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99 Salisbury Avenue, Cheltenham, GL51 3DA

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## Accommodation

The front door provides access into the entrance hall with tiled floor, large under stairs cupboard and stairs leading to the first floor. Cloakroom with low level flush WC and vanity hand basin. Kitchen/ Diner has a window overlooking the front aspect and is well fitted with a range of work surfaces with cupboards and drawers under, gas hob with electric oven, space and plumbing for a dish washer and washing machine. There is an inset stainless steel sink with mixer tap. The Lounge has a window overlooking and French doors leading to the private rear garden which has two decked areas. The first floor comprises two double bedrooms and has a large storage cupboard. Bedroom two overlooks the rear and Bedroom three has a window overlooking the front aspect. The family bathroom is well fitted with panelled bath with shower attachement, low level flush WC and wash hand basin. The second floor comprises the master bedroom suite with two double fitted wardrobes and en-suite shower room with shower cubicle, low level flush WC, wash hand basin and skylight window. The property has gas central heating, uPVC double glazing and is well maintained and presented throughout.

## Outside

To the front of the property there is paved driveway with parking for two cars. The private rear garden has two decked areas with mature shrubs, trees and timber fencing to boundaries aswell as a garden shed and gated side access.

## Location

Newland View is a quiet sought after cul de sac built in the grounds of an old Tudor Mill, which itself forms a neighbouring property. The development is situated close to the Gallagher Retail Parks, within easy reach of local amenities and with excellent access to the M5 motorway network.

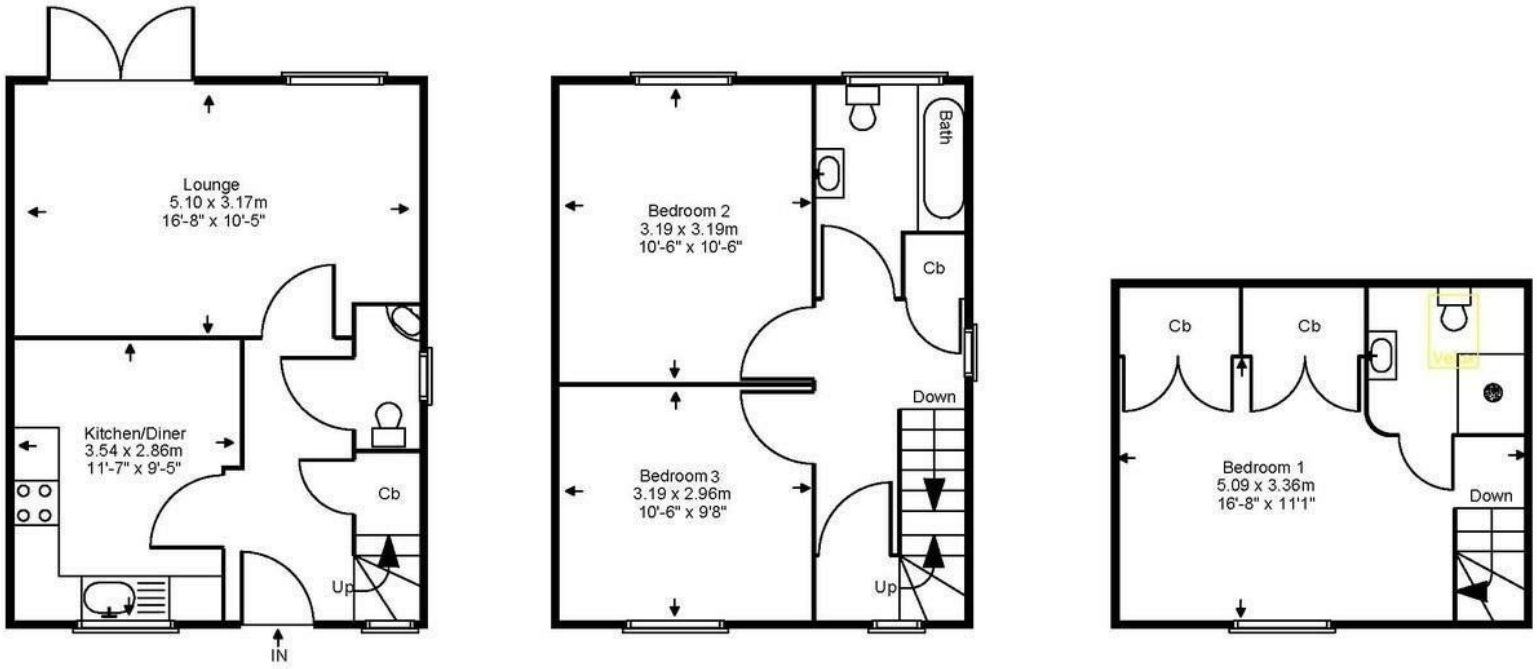
## Tenure, Services & Local Authority

Freehold.
All mains services are believed to be connected.
Local authority Cheltenham borough council, tax band C - £1,687.45 (2021/22)

## Directions

Leaving Cheltenham on the A4019 Tewkesbury Road, past Sainsburys on the right. At the traffic lights by Aldi turn left onto the B4634, take the first left into Hayden Road and then the second right into Newland View. Follow the road round and the property can be found on the right and identified by our for sale board.

Approximate Gross Internal Area = 90.07 sq m/ 969.51 sq ft



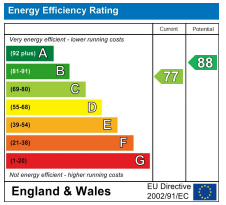

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All mearsurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

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.

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