errington**smith**
town and village properties



39 GRACE GARDENS, CHELTENHAM, GLOUCESTERSHIRE GL51 6QE

£775,000 FREEHOLD

A beautifully presented four double bedroom detached family house with a double garage located in a highly sought after residential area within easy reach of local shops, schools, the town centre and good transport links via the M5 motorway.

A beautifully presented four double bedroom detached family house with a double garage located in a highly sought after residential area within easy reach of local shops, schools, the town centre and good transport links via the M5 motorway. Its accommodation is offered in very good decorative order and comprises in brief on the ground floor an entrance hall, a study, a large living

- Four double bedroom detached family house
- Three reception rooms
- Two en-suites and a family bathroom
- Highly sought after residential area
- Double glazing
- Gas fired central heating
- Good sized rear garden laid

DIRECTIONS:

Leave Cheltenham via the Lansdown Road (A40) and proceed straight over at the roundabout onto the dual carriageway. Continue through the traffic lights and turn left at the next roundabout. Take the first exit off the next roundabout and proceed straight over the following roundabout. Turn left at the next roundabout into Grace Gardens where the property can be

Approximate Floor Area = 178.4 sq m / 1920 sq ft
Double Garage = 26.5 sq m / 285 sq ft
Total = 204.9 sq m / 2205 sq ft





This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78477

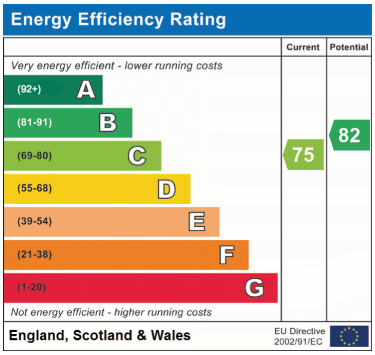
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d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on there enquiries.
e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents.
Where any reference is made to such permissions and consents it is given in good faith.
f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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THE PROPERTY OMBUDSMAN
Approved Redress Scheme