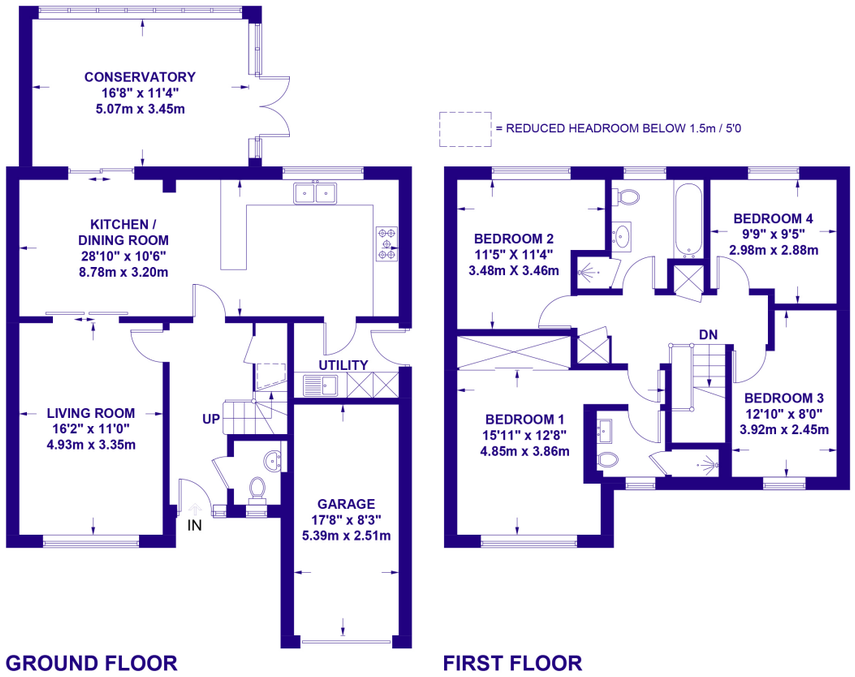
Approximate Gross Internal Area = 148.3 sq m / 1596 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 161.5 sq m / 1738 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Errington Smith Sales & Lettings

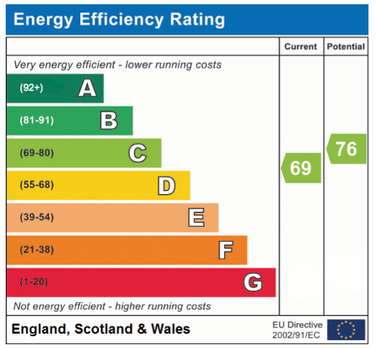
Disclaimer:

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Approved Redress Scheme



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town and village properties





8 Niven Courtyard, Cheltenham, Gloucestershire GL51 0GG

A beautifully presented four-bedroom detached family home with off road parking and a garage, occupying a peaceful position on a quiet no-through road overlooking an attractive landscaped square. Situated in a popular residential area, the property is within walking distance of GCHQ and offers excellent access to the town centre and the M5 motorway.

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01242 575805 **www.erringtonsmith.com** 107 Promenade Cheltenham Gloucestershire GL50 1NW

8 Niven Courtyard, Cheltenham, Gloucestershire GL51 0GG

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Finished to a high standard throughout, the spacious accommodation comprises in brief on the ground floor, a welcoming entrance hall, a generous living room leading through to an impressive open-plan kitchen/dining room, and a superb conservatory with French doors opening onto the southerly-facing rear garden. There is also a practical utility room with side access and a downstairs cloakroom. Upstairs, the property offers four well-proportioned bedrooms. The main bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Further benefits of this wonderful property include gas fired central heating, double glazing, electric vehicle charging point and a private southerly facing rear garden laid to lawn and patio providing an ideal space for outdoor entertaining and family enjoyment. Council tax band - E













Directions
Leave Cheltenham via the Lansdown Road (A40) and proceed straight over at the roundabout onto the dual carriageway passing GCHQ to your right. At the traffic lights take the right turning into Telstar Road and take the first turning on the left after the roundabout. Turn left followed by a right around Caine Square then turn left into Niven Courtyard where the property can be found on the left hand side.

Price:
£675,000

Tenure:
Freehold

Contact:
Karen Short