

25 Gloucester Place, Cheltenham, GL52 2RN

Offers over £385,000

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CHRISTIAN LEWIS PROPERTY


BOSCH

25 Gloucester Place

Cheltenham, GL52 2RN

- Two double bedrooms
- Award winning landscaped gardens
- Close to Cheltenham town centre
- Chain free
- Secure off road parking space
- Ready to move in

A Stylish Two-Bedroom Home with Private Garden, Parking & No Onward Chain

Ideally positioned within easy walking distance of Cheltenham town centre, this beautifully presented two-bedroom home offers modern, low-maintenance living, complemented by a private landscaped garden, allocated off-road parking and the highly desirable benefit of being chain free.

The ground floor boasts a bright and spacious open-plan living and dining area, featuring attractive hardwood flooring, neutral décor and French doors opening directly onto the recently landscaped rear garden. This versatile space is ideal for both relaxing and entertaining. A separate contemporary kitchen is equipped with integrated appliances, while a convenient downstairs WC/cloakroom adds further practicality.

Upstairs, the property offers two generous double bedrooms, both benefiting from dual-aspect windows and built-in storage. A stylish modern bathroom, complete with a white suite, serves the first floor.

Further features include electric blinds, double glazing throughout and a private allocated parking space, conveniently accessed via the rear garden.

Offering an excellent combination of style, comfort and location, this attractive home is ideally suited to first-time buyers, downsizers and investors alike, providing an appealing opportunity to enjoy contemporary living close to all that Cheltenham town centre has to offer.





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Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Gloucestershire
Council Tax Band: We understand that the Council Tax Band for the property is Band B
EPC Rating TBC
Service Charge- £ 500.00 Approx PA to cover- Gardening, maintenance, sinking fund, car park and electric gates.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.



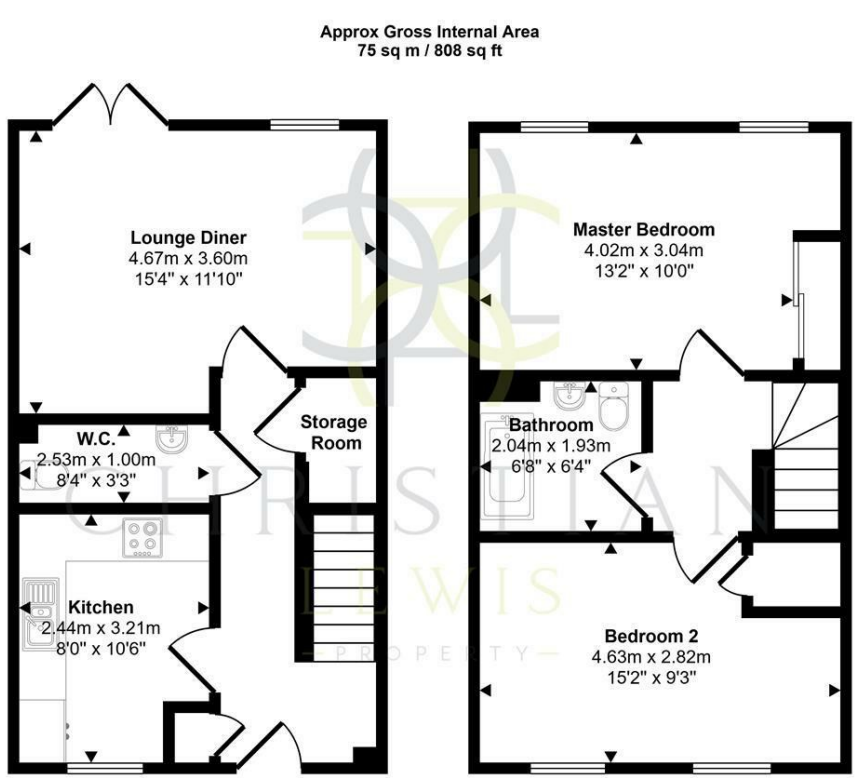






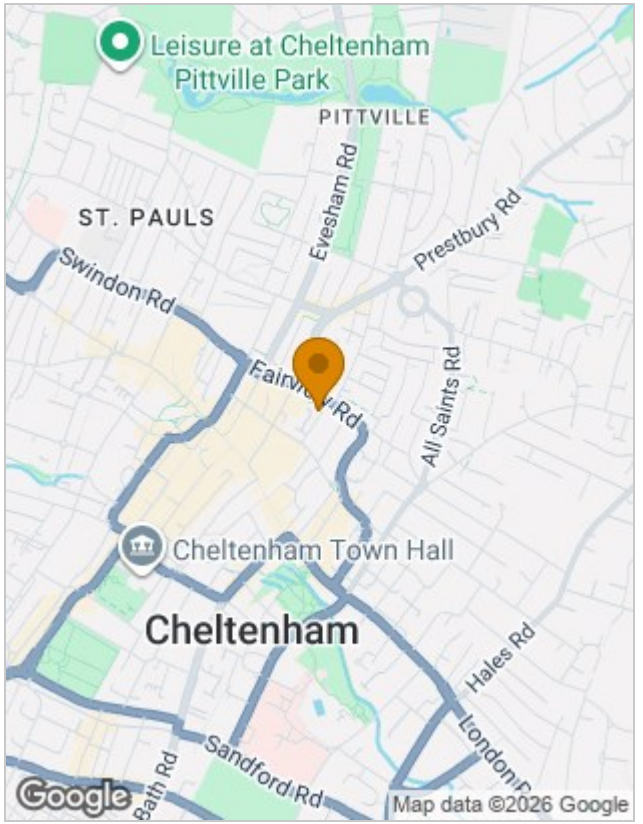


Floor Plans

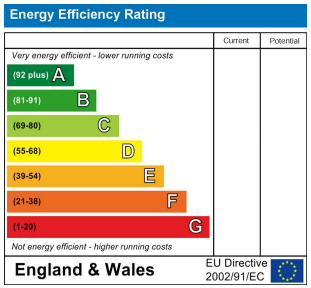


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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