



Asking Price £399,950 | Freehold
Swindon Lane, Cheltenham GL50 4PD



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- Characterful and generously proportioned period home on the northern edge of Cheltenham
 - Ideally located for Cheltenham Racecourse, popular schools and Cheltenham Town Centre
 - Approximately 0.4-acre plot with extensive mature rear gardens bordering fields
 - Impressive 18'2" x 15'8" max kitchen/dining room overlooking the rear garden
 - Generous 22' living room plus useful internal rear porch/boot room
 - Three bedrooms, including two good-sized doubles, a single bedroom and a spacious bathroom
 - Ample driveway parking, large detached garage, front garden, gas central heating and uPVC double glazing
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The Apiary is a characterful and generously proportioned period home, situated on the northern edge of Cheltenham and ideally located for Cheltenham Racecourse, popular schools and Cheltenham Town Centre, all of which are within easy reach.

The property occupies a substantial plot of approximately 0.4 of an acre, featuring extensive mature gardens to the rear, ample driveway parking to the side and a large detached garage.

A front garden provides an attractive approach and sets the property back from passing traffic.

A substantial rear extension provides generous and practical accommodation across both floors. The ground floor briefly comprises an entrance hall, a 22' living room, an internal rear porch/boot room and an impressive kitchen/dining room measuring 18'2" x 15'8" max. The kitchen/dining room enjoys pleasant views over the mature rear garden.







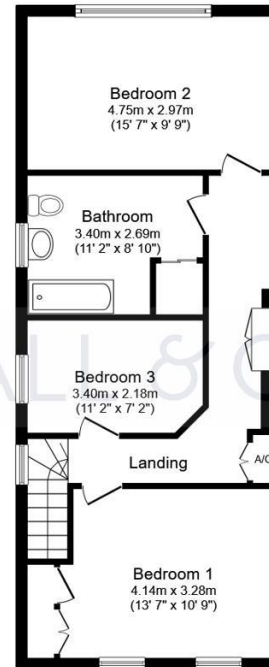
Upstairs, there are three bedrooms, including two good-sized doubles and a single bedroom, together with a generous family bathroom.

Further benefits include gas central heating and uPVC double glazing.





Ground Floor



First Floor

Total floor area: 119.3 sq.m. (1,284 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Key Information

Local Authority
Cheltenham Borough Council

Council Tax
Band = D

Tenure
Freehold

EPC
Rating = D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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