



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



28, Joyford Passage,
Cheltenham GL52 5GD
Asking price £270,000



28, Joyford Passage,

Cheltenham GL52 5GD

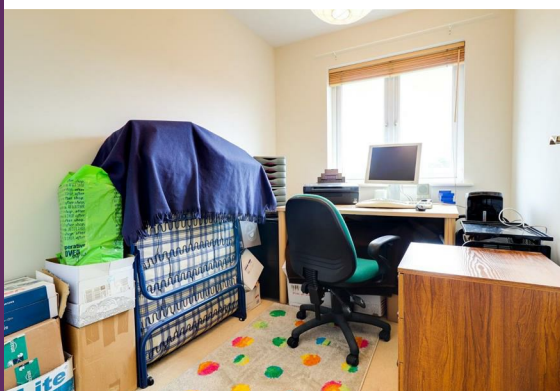
Morgan Associates are delighted to offer 'FOR SALE' this fantastic, CHAIN-FREE, end-of-terrace, three bedroom property in the sought-after location of Battledown.

Introduction

The property was built in 2008 that forms part of the Taylor Wimpey development within the Battledown estate. Located within half a mile of Cheltenham Town Centre and a short distance from Cleeve Hill, an Area of Outstanding Natural Beauty, this property benefits from a large number of local amenities. At the entrance to the popular estate, there is a Sainsbury's Supermarket and in the area there are high achieving local schools.

This property would make a fantastic family home or investment opportunity.





Full Description

Joyford Passage has been very well cared for by its current tenant and has a neutral design. As you walk through the front door of the property, you are welcomed by an entrance hall with access to the downstairs cloakroom. Walking further into the property, you are invited into a spacious lounge flooded with natural light from the large windows at the front of the house. To the rear of the property is a kitchen/diner consisting of fitted floor and wall units with a built-in hob and oven. The kitchen has French doors leading to a private rear garden with rear access.

On the first floor, there are three generous bedrooms, a family bathroom and an en-suite shower room in bedroom one.

Further advantages of the property are gas central heating, UPVC double glazing, side access to the rear of the property and allocated parking.

Potential Rental Income: £1,250pcm

Further Information

Services: Mains electricity, water, drainage.

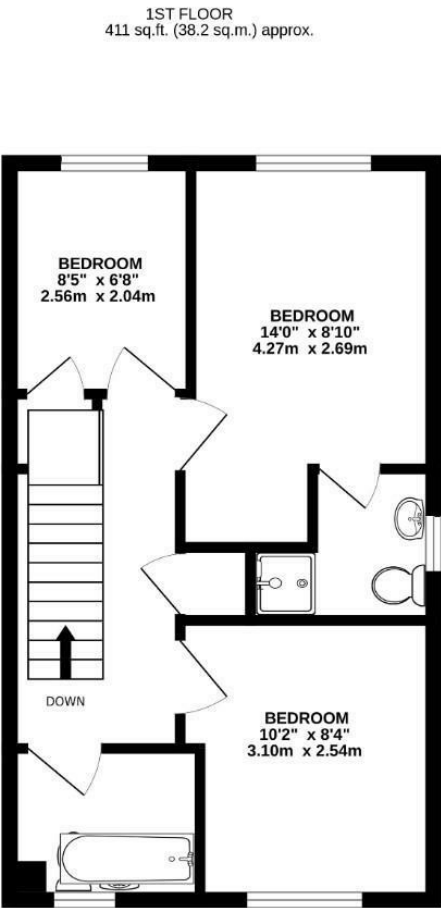
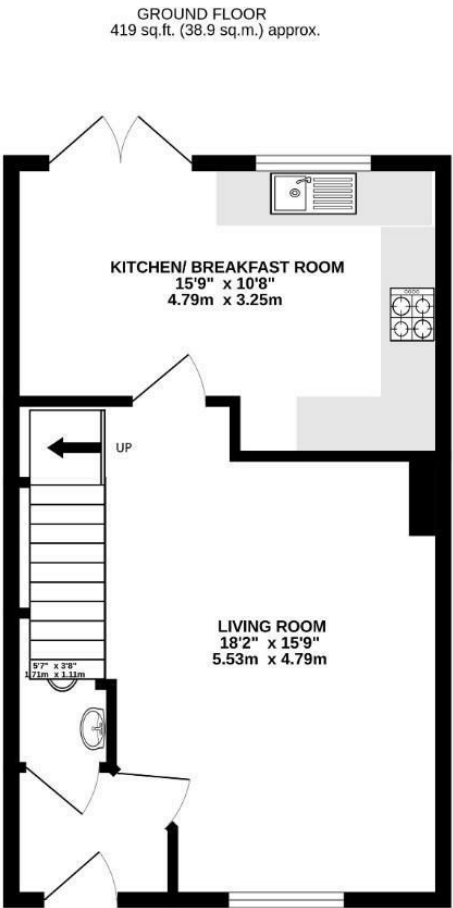
Tenure: Freehold

Estate Charge: £99.37/year

Local Authority: Cheltenham Borough Council

Council Tax Band: C

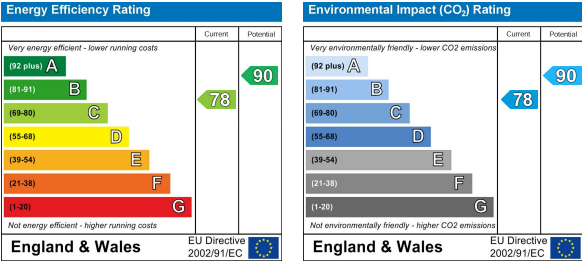
Floor Plan



TOTAL FLOOR AREA: 829 sq.ft. (77.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

Rotunda Buildings Montpellier Exchange
Cheltenham
Gloucestershire
GL50 1SJ

T. 01242 514 285
E. sales@morgan-associates.co.uk
W. www.morgan-associates.co.uk