



9 Willersey Road

Cheltenham, GL51 6NW

£495,000



Murdock & Wasley Estate Agents are delighted to present to the open market this spacious five-bedroom semi-detached family home, ideally situated in a popular and convenient location close to outstanding schools and excellent transport links.

Offering generous and versatile living accommodation, this impressive property is perfectly suited to modern family life. The ground floor comprises a well-appointed kitchen, two spacious reception rooms, a separate utility room, and a convenient shower room. Upstairs, the property features five well-proportioned bedrooms, a family bathroom, and a separate WC.

Externally, the home benefits from a driveway providing ample off-road parking, together with a beautifully enclosed rear garden, predominantly laid to lawn, creating the perfect space for outdoor entertaining and family enjoyment.



Entrance Hall

Accessed via solid wooden door, power points, radiator, stairs to first floor landing, under stairs storage cupboard. Doors lead off:

Dining Room

Power points, two radiators, space for dining table, rear aspect upvc double glazed windows and French doors leading to the garden. Opening to:

Lounge

Tv point, power points, radiator, feature fireplace, front aspect upvc double glazed window.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with mixer tap over. Appliance points, power points, space for cooker, fridge/ freezer and dishwasher. Radiator, Velux roof light, inset ceiling spotlights, side aspect upvc double glazed window and door to garden.

Utility

Space for washing machine, tumble drier and fridge/ freezer, laminate worksurface, inset ceiling spotlights, vinyl flooring, door providing access to garage. Door to:

Shower Room

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin, inset ceiling spotlights, vinyl flooring.

Landing

Access to loft space. Doors lead off:

Bedroom One

Power points, radiator, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Four

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Five

Power points, radiator, built in wardrobe, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Heated towel rail, laminate flooring, rear aspect upvc double glazed window.

Cloakroom

Low level wc, side aspect upvc double glazed window.

Outside

The property enjoys an attractive frontage with a generous driveway providing ample off-road parking and access to the integral garage. A mature tree and established planting create a pleasant, leafy outlook, while the low-maintenance gravelled area and neatly screened bin store enhance the overall presentation and kerb appeal.

The rear garden is a well-maintained and private outdoor space, predominantly laid to lawn with a generous paved patio providing an ideal area for outdoor dining and entertaining. A mature feature tree creates a pleasant focal point and offers welcome shade, while well-stocked borders add seasonal colour and interest. Fully enclosed by timber fencing, the garden also benefits from a garden shed, a gravelled seating area, and gated side access, making it a practical and enjoyable space for families and keen gardeners alike.

Garage

Access via up and over door with power and lighting

Agents Note

We are advised that the solar panels are owned outright by the current vendor and will be transferred to the new purchaser on completion.

Tenure

Freehold

Local Authority

Cheltenham Borough Council
Council Tax Band: D

Services

Mains water, gas, electricity and drainage.
Solar Panels.

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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