



£220,000

\*THREE BEDROOMS\* \*TWO RECEPTION ROOMS\* \*FIELDS & VIEWS TO THE REAR\* \*CONSERVATORY\* \*PARKING\* \*GARAGE\* \*FAMILY HOME\* \*WELL PRESENTED\* \*NEW KITCHEN\*

Townend Estate Agents offer for sale this well-presented semi-detached house, making an ideal family home. Boasting three bedrooms, it offers ample room for a growing family or those seeking extra space. The property features two inviting reception rooms and a conservatory perfect for entertaining guests or enjoying quiet family evenings. One of the standout features of this home is its recently fitted kitchen, which combines modern convenience with style, making meal preparation a delight. The bathroom is well-appointed, ensuring comfort for all residents. Outside, the property is equally impressive, with gardens front & rear. At the rear, the property opens up to picturesque fields, offering a serene backdrop and a sense of tranquillity. This feature not only enhances the beauty of the home but also provides an opportunity for leisurely walks and outdoor activities. Additionally, there is a garage and parking available for multiple vehicles, a rare find that adds to the convenience of this home. In summary, this semi-detached house on Cheltenham Road is a charming and practical choice for families, combining modern living with the beauty of nature right at your doorstep. Don't miss the chance to make this delightful property your new home.

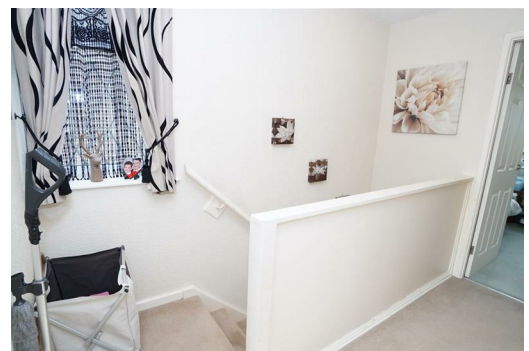
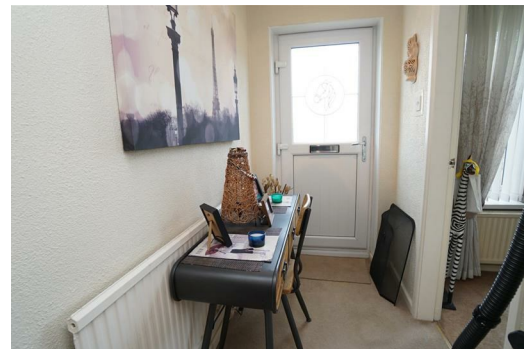
Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	71 77		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC