

# Ryan Place

Cheltenham GL50 3FD



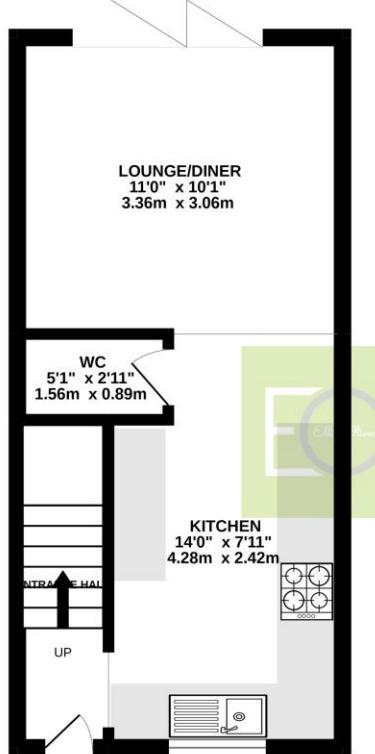
## Ryan Place, Grove Street, Cheltenham GL50 3FD

This one double bedroom, modern terraced property is situated in the town centre and was built by Neon Homes. This would be an ideal home for a first time buyer looking for a centrally located house. The accommodation on the ground floor consists of a high standard finish kitchen with integrated appliances including fridge / freezer and hob, a lounge which benefits from bi-folding doors to the rear garden and a downstairs cloakroom. Upstairs the property offers a double bedroom with built in storage, a stylish bathroom with shower over bath and mainly a tiled finish. The property further benefits from a westerly facing garden, off road parking for two cars, gas central heating and double glazing.

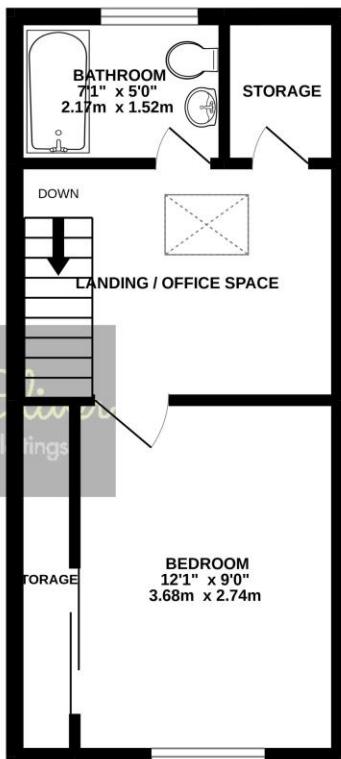




GROUND FLOOR  
265 sq.ft. (24.7 sq.m.) approx.



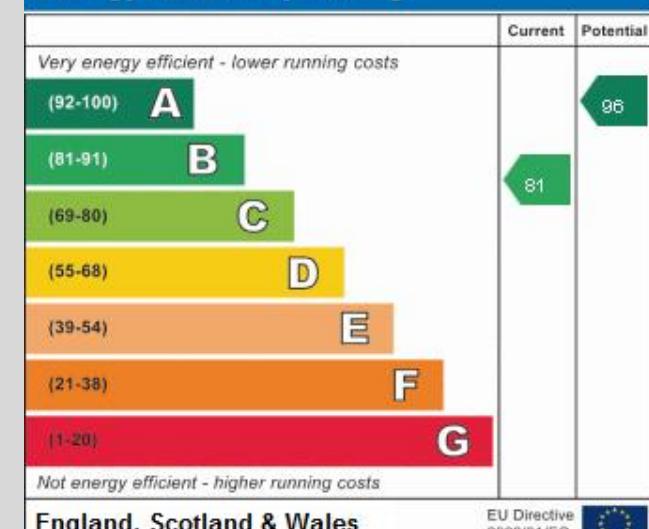
FIRST FLOOR  
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 581sq.ft. (54.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. These plans are issued for general guidance, information 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.  
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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Energy Efficiency Rating



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