



THE PROPERTY CENTRE
THE AGENT PEOPLE RECOMMEND

01242 504555



5 BED HOUSE - DETACHED COBURN GARDENS, CHELTENHAM

- **FOUR/FIVE BEDROOMS**
- **DETACHED**
- **EXECUTIVE HOME**
- **KITCHEN AND UTILITY**
- **DOUBLE GARAGE**
- **SIDE BY SIDE PARKING**
- **THREE FLOORS**
- **WELL MAINTAINED**
- **GCHQ**

Description

FOUR BEDROOM EXECUTIVE HOME NEAR GCHQ WITH STUDY/
FIFTH BEDROOM

This sizeable family home is set over three floors and offers three bathrooms/shower rooms. The ground floor offers entrance hall, lounge, cloakroom, dining room, kitchen/diner and a utility room. The first floor offers master bedroom with ensuite and two further bedrooms alongside the family bathroom. The top floor boasts bedroom five/study a shower room and a further bedroom. The property has been in the same ownership since new and is situated on a lovely corner plot with a double garage and parking to the rear. Full central heating throughout and an enclosed secure garden. Access to M5 is within a minute. GCHQ NEARBY. Cheltenham Town Centre Minutes away.

Entrance Hall

Entrance via UPVC door. Doors to cloakroom, lounge, dining room and kitchen/ diner. Stairs to first floor. Burglar alarm. Wall mounted radiator.

Cloakroom

UPVC double glazed window to front aspect. Vanity wash hand basin with mixer tap and low level WC. Wall mounted radiator.

Lounge

UPVC double glazed patio doors to rear aspect and window to front aspect. Carpet flooring, feature fireplace and two wall mounted radiator

Dining Room

UPVC double glazed window to front aspect, carpet flooring wall mounted radiator.

Kitchen/Diner

UPVC double glazed window to rear aspect. Range of base level and wall mounted units with a rolled edge and work surface over. Stainless steel sink unit with a mixer tap over. Gas hob with an electric oven and extractor hood. Integrated fridge/ freezer and dishwasher. Leads to utility room. Wall mounted radiator.

Utility

UPVC double glazed door to rear aspect and access to storage cupboard. Range of base level units with work surface over. Plumbing for washing machine. Sink unit with mixer tap. Wall mounted radiator.

Landing

UPVC double glazed window to front aspect and carpet flooring. Doors to bedroom one, three, four and family bathroom. Stairs to second floor. Wall mounted radiator.

Bedroom One

UPVC double glazed window to front aspect, carpet flooring, built in wardrobes and wall mounted radiator. Door to ensuite.

Ensuite

UPVC double glazed window to rear aspect, wall mounted radiator and extractor. Shower cubicle, pedestal wash hand

basin with tiled splash back and low level WC.

Bedroom Three

UPVC double glazed window to front aspect, carpet flooring and wall mounted radiator.

Bedroom Four

UPVC double glazed window to rear aspect, carpet flooring and wall mounted radiator.

Bathroom

Upvc double glazed window to rear aspect. Bath, sink and wc. Part tiled walls. Wall mounted radiator.

Landing

Doors to shower room and bedrooms two and five. Boiler cupboard and storage cupboards. Wall mounted radiator.

Bedroom Two

UPVC double glazed window to front aspect, carpet flooring and wall mounted radiator.

Study / Bedroom Five

Upvc double glazed window to front aspect. Wall mounted radiator.

Shower Room

Window to rear aspect. Shower, wc and sink. Part tiled walls. Wall mounted radiator.

To Rear

Mainly laid to lawn and enclosed via timber panel fencing and brick walling. Path to rear gate giving access to garages and parking.

Garage

Double garage with power and lighting. Parking to the front of the garages.

Tenure

Freehold

Agents Note - Should your offer be accepted

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

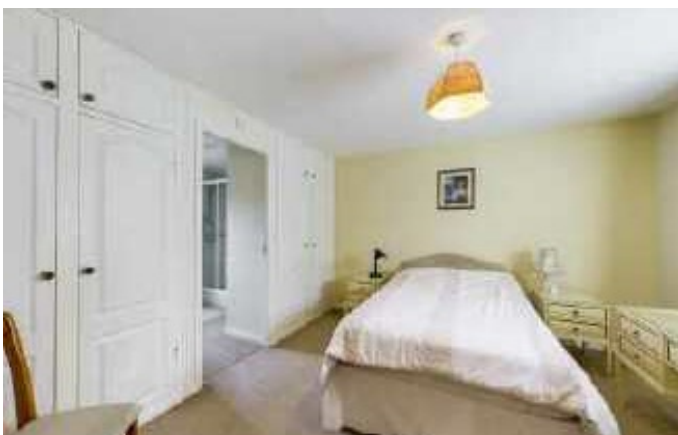
Property Price:

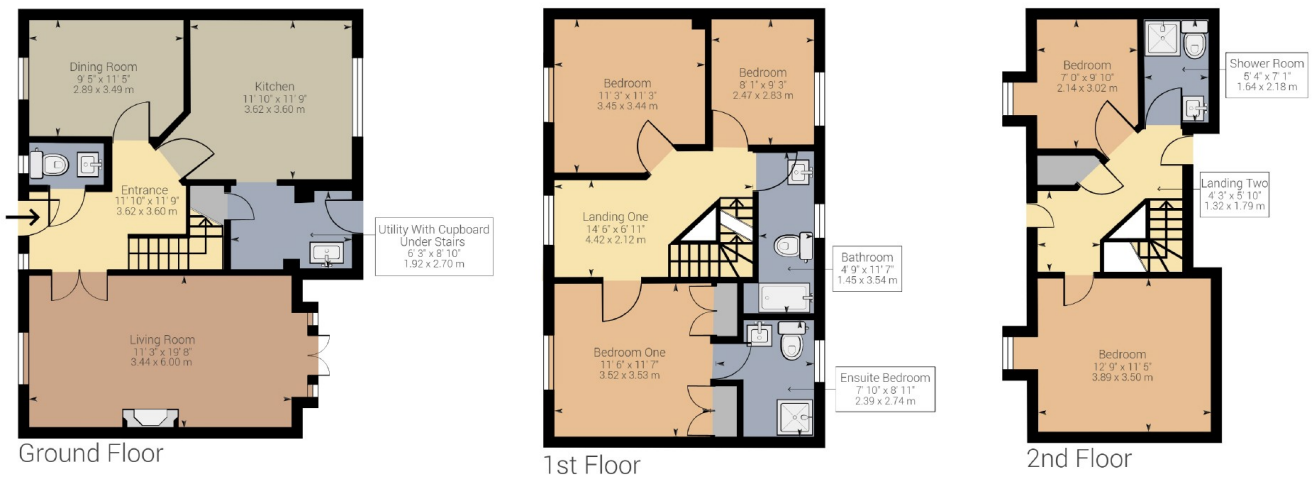
£495,000



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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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RESIDENTIAL LETTINGS – AGENTS NOTE: Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-

VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01242 504555

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