



2 Westdown Gardens, Cheltenham, Gloucestershire, GL52 6AY

A 1960'S 3 BEDROOM SEMI-DETACHED HOUSE SITUATED IN QUIET CUL-DE-SAC CONVENIENTLY LOCATED FOR ACCESS TO THE TOWN CENTRE. ALTHOUGH IT IS LIKELY THAT UPGRADING WOULD BE CONSIDERED AN ADVANTAGE IT IS IN A VERY LIVABLE CONDITION.

Westdown Gardens is a popular area of Cheltenham favored by families and first time buyers alike.

The traditional design and plot size would enable an incoming buyer to extend the property fairly easy of which there are many examples in the road.

The property is set back from the road with private parking to the front. On entering the property the hall leads through to a sitting room, dining room and kitchen. There is also a conservatory. On the first floor are three bedrooms and a bathroom. Attached to the side is a garage with electric up and over door. The garden is enclosed and generous in size. Further benefits include gas fired central heating, solar PV and double glazing.

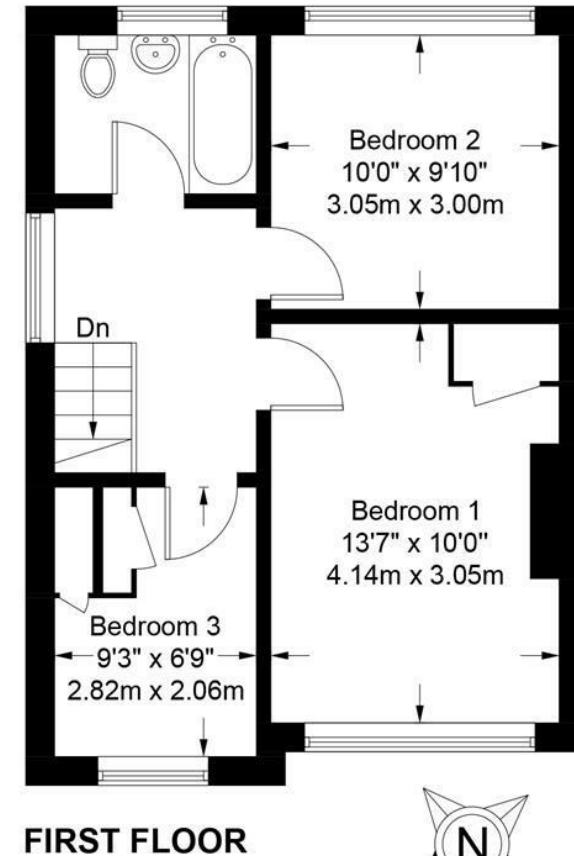
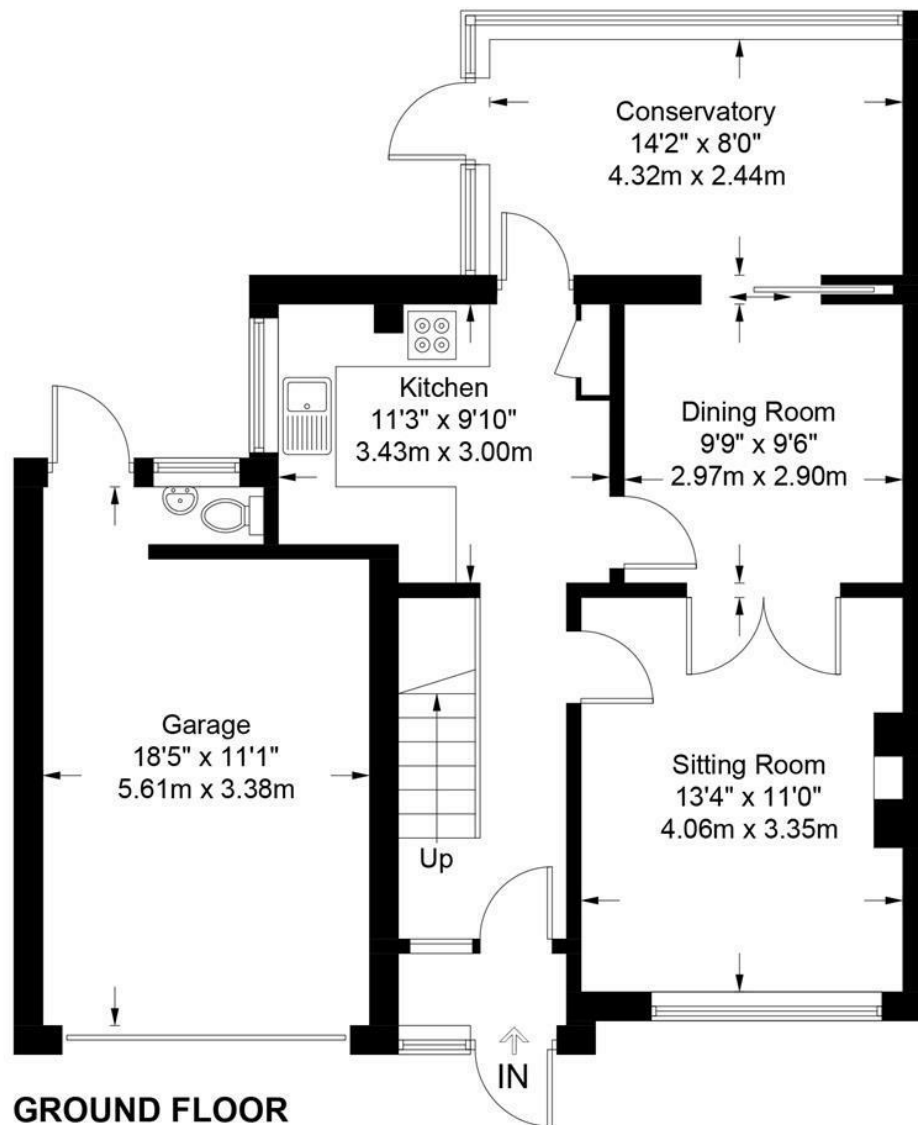
UPDATED 12.08.24

Agents Notes: The property in 2017 had open cell spray foam insulation installed in the roof space. Buyers are requested to enquire with their chosen lender to see if they would be able to obtain a mortgage on the property before proceeding to offer. The cost of either the removal of the foam or replacement of the roof timbers will be at the purchasers expense and has been factored into the current guide price. A price for its removal has been obtained and will cost less than £5,000 which will include a certificate of removal allowing purchasers to satisfy mortgage lenders. Further information on this is available by visiting the Government website commonslibrary.parliament.uk/spray-foam-insulation-and-mortgages/

The property has solar PV. The feed-in tariff is with Octopus Energy. The statement we hold shows a generation tariff of 17.11 pence per kWh and an export tariff rate of 5.99 pence per kWh. On average the solar produced is 339 kWh per quarter.







Approximate Gross Internal Area = 986 sq ft / 91.6 sq m

Garage = 197sq ft / 18.3 sq m

Total = 1183 sq ft / 109.9 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.

Please check all details before making any decisions reliant upon them.

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Tenure: Freehold

EPC: D

Council Tax: D

Area: 986.00 sq ft

Property Ref: 18741915

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