



Marsh Gardens  
Cheltenham

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And  
YOU  
ESTATE AGENTS  
SALES & LETTINGS













A very well presented, spacious three bedroom family home which occupies an enviable corner plot providing much potential for future development subject to the appropriate planning permissions.

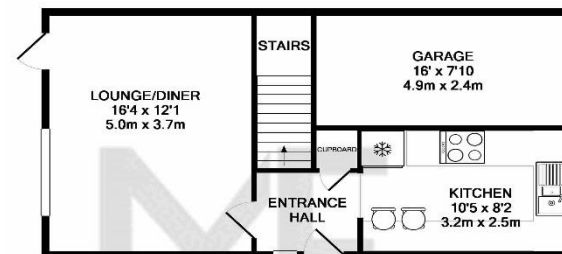
The ground floor consists of an entrance into an enclosed hallway with a large closet for coats, shoes and other household items. The living and dining room is set off, overlooking the rear garden which is accessible from here. The rear garden is large in proportion to the property, private and enclosed, and very nicely landscaped with side access from the front. The garden extends to the side of the property on to the front where you will find a driveway and garage.

A good sized kitchen sits to the front which is well presented and includes an electric hob and oven, a fridge freezer and washing machine, along with ample cupboard and counter top space.

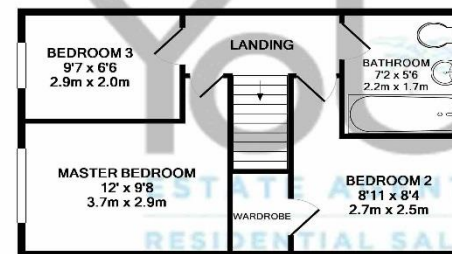
The first floor is occupied by two large double bedrooms and one large single, which if needed could also accommodate a double bed. All three bedrooms are served by a family bathroom with shower over bath and a nicely presented bathroom suite.

With the appropriate planning permissions this property has much future development potential due to the land it occupies to the side and rear. The garage also provides the opportunity for extension into from the kitchen which is a popular choice of many.

Situation: Marsh Gardens sits tucked away as a small development built around 40 years ago on the outskirts of the town centre. One could walk to the centre of town in around fifteen minutes and the Cheltenham Recreational Centre and Pittville Park are on its doorstep.



GROUND FLOOR



1ST FLOOR