

## Libertus Court, Cheltenham, GL51 7HX

£210,000

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A charming one double bedroom house situated in a quiet cul-de-sac location in the heart of Cheltenham, close to Cheltenham Spa train station. As you enter the property you are greeted with a large kitchen area which leads to a lovely, spacious open plan living/dining room. At the back of the house you have access to a presentable, enclosed rear garden. Upstairs boasts a large double bedroom with separate bathroom. The property also has the benefit of planning permission for an extension to the rear and to add a second bedroom. This further benefits from off road parking and no onward chain. The property also has planning permission for a single storey extension, a dormer window and second bedroom- 20/01608/FUL

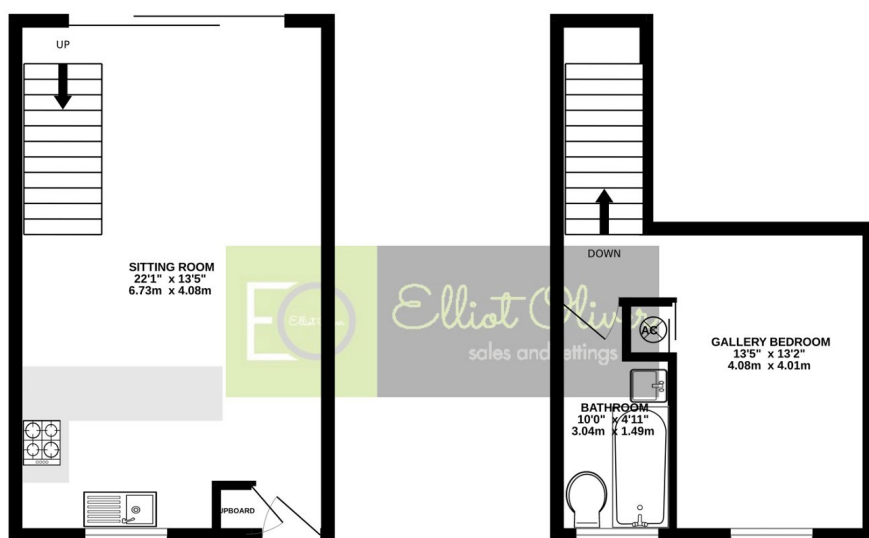
Freehold

Council Tax Band: B

- One Double Bedroom House
- Private Garden
- Cul-de-sac location
- Open plan Lounge/Diner/Kitchen
- Separate Bathroom
- Off road Parking
- Close to Cheltenham Spa Train Station
- Council Tax Band B
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GROUND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR  
211 sq.ft. (19.6 sq.m.) approx.



LIBERTUS COURT, CHELTENHAM, GLOUCESTERSHIRE

TOTAL FLOOR AREA : 507 sq.ft. (47.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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