



9 Oakbrook Drive, The Reddings, Cheltenham, GL51 6SB

£395,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Three Bedroom Detached Home – The Reddings, Cheltenham – No Onward Chain

Situated on a popular no through road in the highly sought-after area of The Reddings, this spacious three-bedroom detached home offers an excellent opportunity for buyers looking to create their ideal family home. Offered to the market with no onward chain, the property enjoys generous living accommodation, a private rear garden and ample off-road parking.

The ground floor comprises a welcoming entrance hall with cloakroom, a bright and spacious living room overlooking the rear garden, a separate dining room, fitted kitchen with adjoining utility room, and a versatile office/study, making it ideal for those working from home or in need of additional reception space.

Upstairs, the property offers three well-proportioned bedrooms, all served by a family bathroom, with the layout providing excellent potential for modernisation or reconfiguration should a buyer wish.

Externally, the home benefits from a generous rear garden backing onto established trees, creating a wonderful sense of privacy and a fantastic space for families, entertaining or simply enjoying the outdoors. To the front is a block-paved driveway providing ample off-road parking, along with an integral garage.

Positioned within easy reach of excellent local schools, shops, transport links and amenities, this property combines a peaceful residential setting with superb convenience.

Agents Note.

Freehold

EPC Rating: D66

Cheltenham Council Tax Band: D

Mains Gas, Electric and Water are connected.

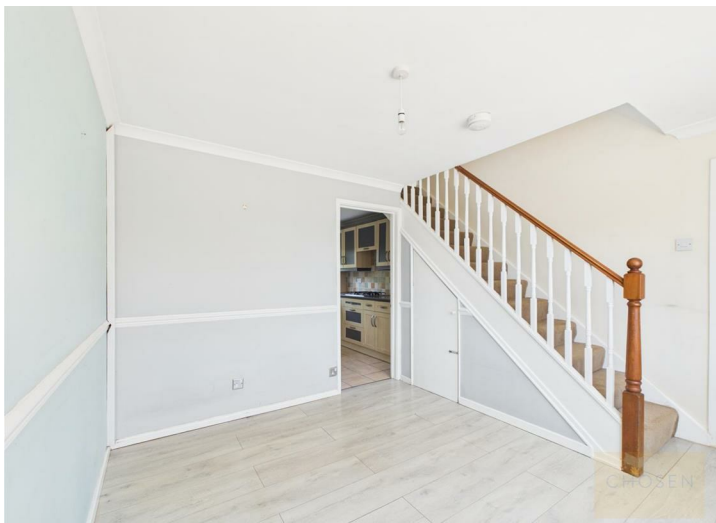
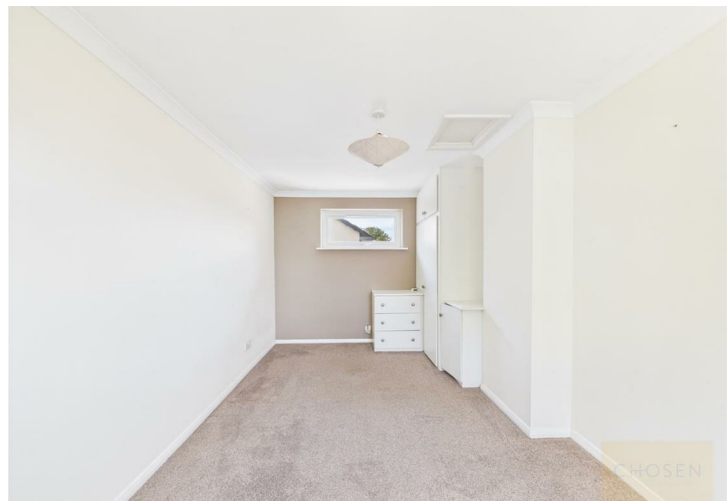
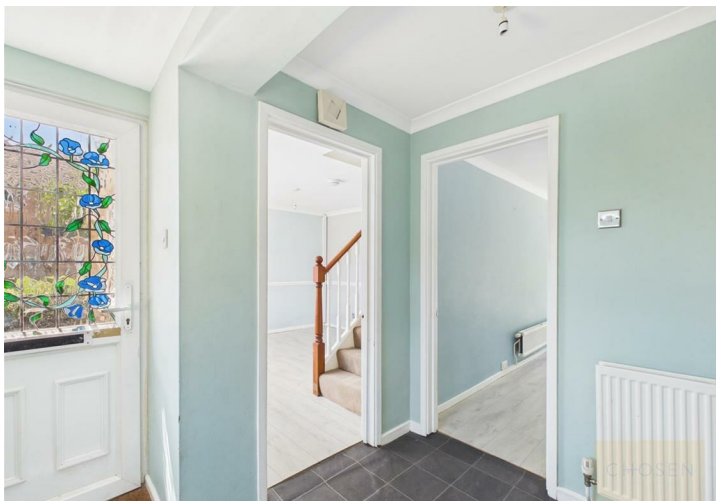
Fibre Broadband is available in the area.

Flood Risk - Very Low

- Three Bedroom Detached Home
- Popular No Through Road
- Offered To The Market With No Onward Chain
- Potential To Put Your Own Stamp On
- Driveway And Garage
- Generous Rear Garden
- EPC Rating: D66
- Council Tax Band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor 0

Approximate total area⁽¹⁾
1198 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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