



70 River Leys, Swindon Village, Cheltenham, GL51 9SA

£225,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

A beautifully presented two-bedroom mid-terrace home, ideally located in the sought-after village of Swindon Village, offered to the market with no onward chain.

Tastefully decorated throughout by the current owner, this charming property combines character, comfort, and practicality, making it an excellent choice for first-time buyers, downsizers, or investors alike.

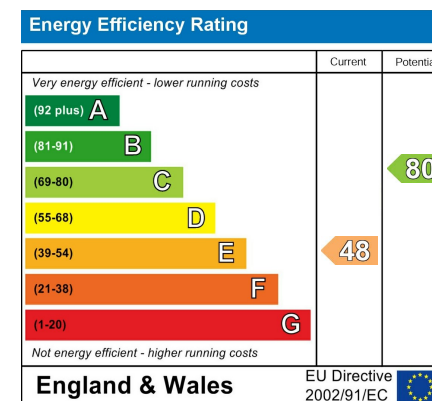
The accommodation begins with an entrance hallway providing access to a modern fitted kitchen, thoughtfully arranged to maximise space and functionality. The kitchen sits to the front of the property and offers a clean, contemporary finish. To the rear, a bright and welcoming living room provides a comfortable space for both relaxing and entertaining, with ample room for seating and dining furniture. Stairs rise from the living room to the first floor.

Upstairs, the property offers one well-proportioned double bedroom, neutrally decorated and presented in excellent condition, alongside a second smaller room ideal for use as a single bedroom, home office, or study. A modern bathroom completes the first-floor accommodation, fitted with a white suite and finished to a tasteful standard.

Externally, the property enjoys a private courtyard garden, providing a low-maintenance outdoor space perfect for seating or potted planting. Additionally, the home benefits from off-road parking, a valuable feature in this popular village location.

The property is also being offered to the market with no onward chain.

- Two bedroom home
- Mid terrace
- Low-maintenance
- Off road parking courtyard garden
- Ideal first time purchase or investment
- No onward chain
- EPC Rating - E48
- Council Tax Band - B



### Agents Note

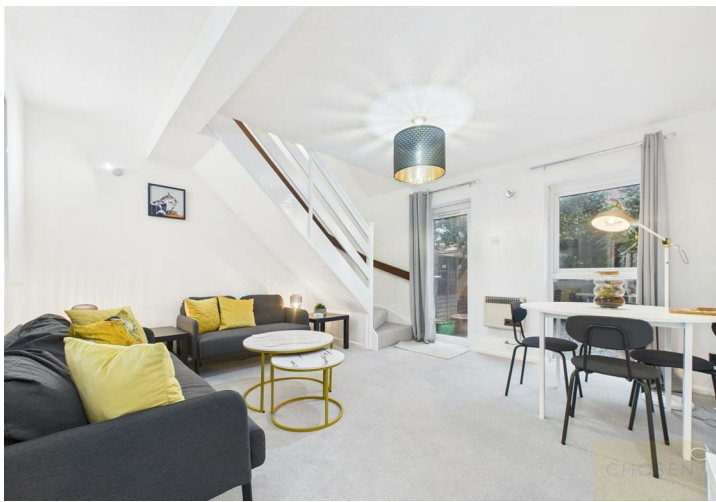
Freehold  
EPC Rating: E48  
Cheltenham Borough Council Band: B  
Mains Gas, Electric and Water are connected.

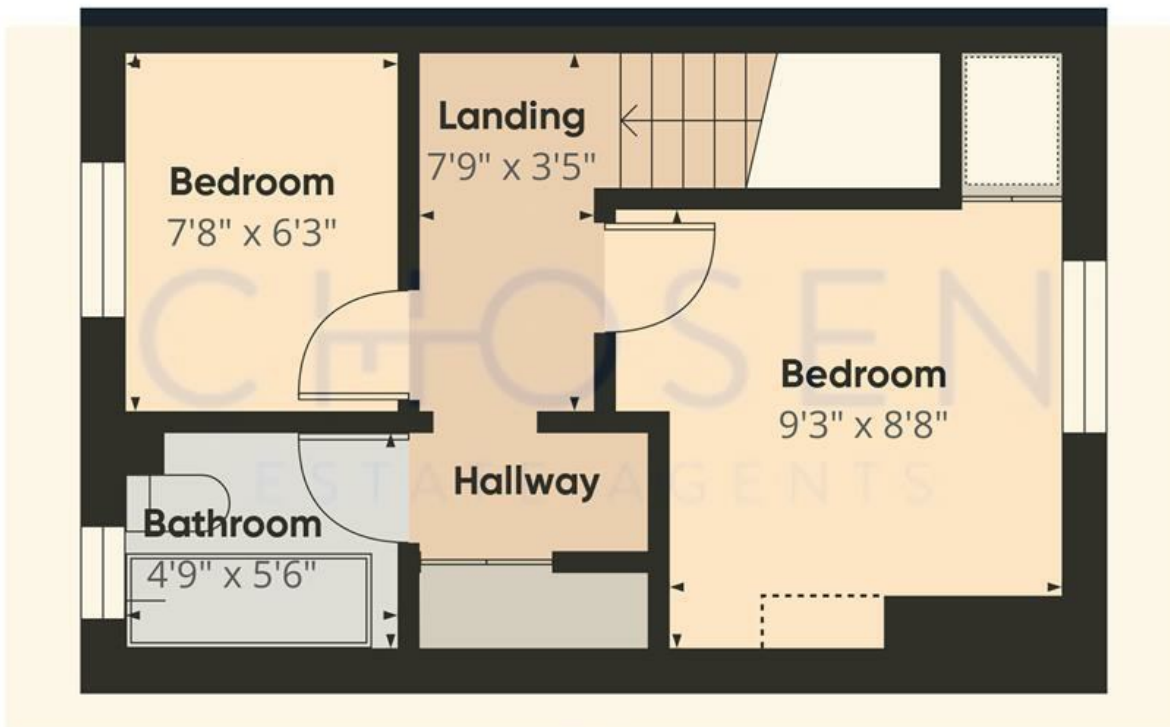
### Flood Risk:

Rivers & Seas - Very Low  
Surface Water - Very Low

### Broadband (estimated speeds)

Standard 14 mbps  
Superfast 80 mbps  
Ultrafast 1800 mbps





Approximate total area<sup>(1)</sup>

465 ft<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft

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

GIRAFFE360

