



2 Millway Tewkesbury Road, Uckington, Cheltenham, GL51 9SL

£300,000

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

Offered to the market with no onward chain, this charming three-bedroom semi-detached home is perfectly positioned in Cheltenham, offering an ideal opportunity for first-time buyers, young families, or those stepping onto the property ladder in this vibrant spa town.

Recently modernised throughout, the property presents in excellent ready-to-move-in condition, with contemporary finishes that combine style and practicality.

The ground floor comprises a welcoming hallway leading to a bright and spacious living room, perfect for relaxing or entertaining, and a well-appointed kitchen fitted with modern units and appliances, ideal for everyday family meals.

Upstairs, the first floor boasts three good-sized bedrooms – two doubles and a generous single – providing flexible space for family, guests, or home working. A family bathroom completes the level.

Outside, the property benefits from ample off-road parking to the front, easily accommodating multiple vehicles – a real bonus in this convenient location. The low-maintenance rear garden is beautifully kept, offering a private outdoor space for alfresco dining or simply unwinding, with minimal upkeep required.

Situated in Cheltenham, the home enjoys easy access to excellent local amenities, including shops, schools, parks, and transport links to the town centre, with its renowned festivals, restaurants, and cultural scene. Commutable to Gloucester, the M5, and beyond.

### Agents Note

Freehold

EPC Rating: C72

Cheltenham Borough Council Band: B

Mains Gas, Electric and Water are connected.


### Flood Risk:

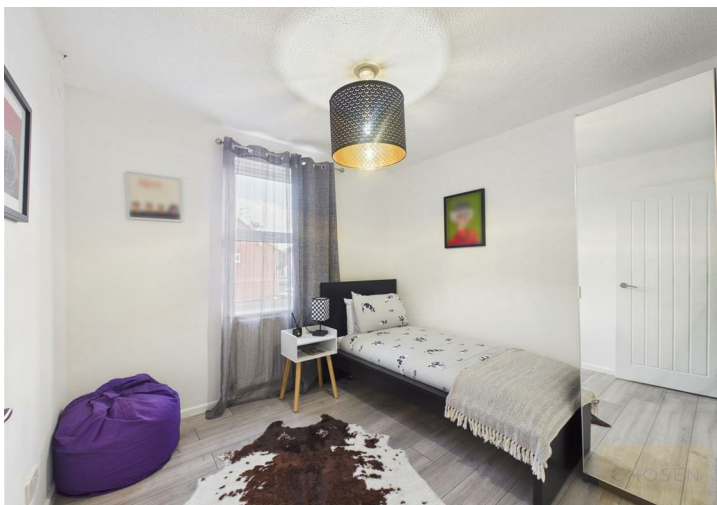
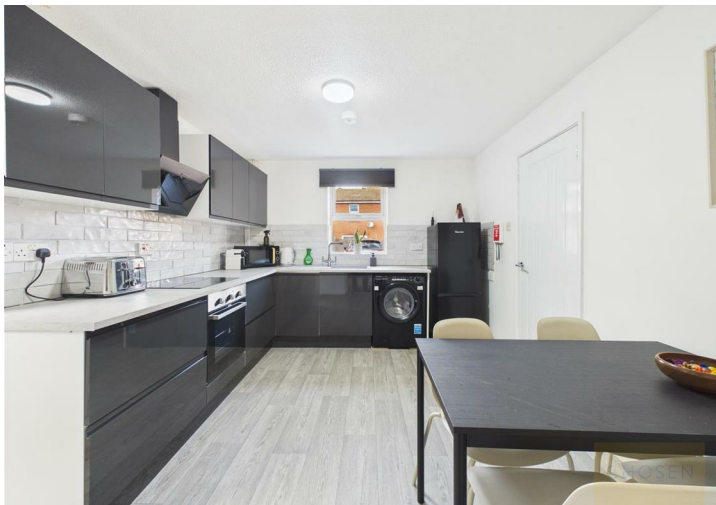
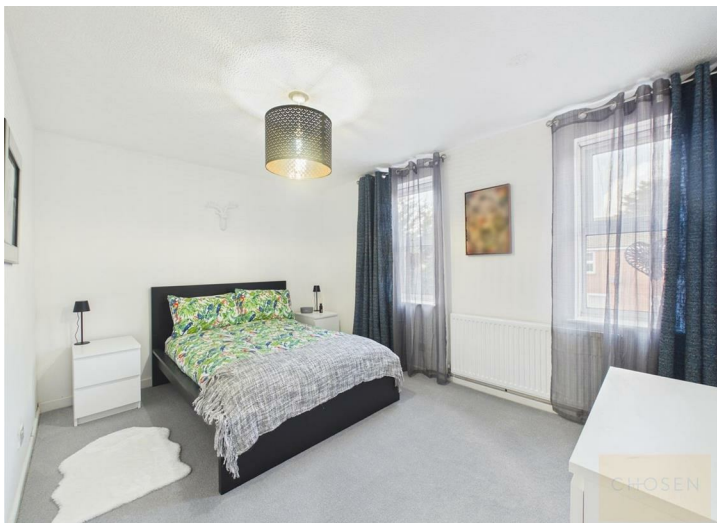
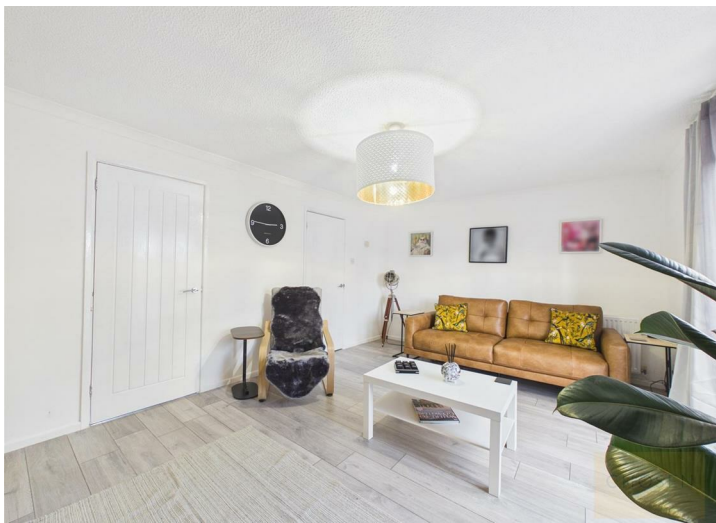
Rivers & Seas - Very Low

Surface Water - Very Low

- Three bedroom semi-detached
- Contemporary kitchen/diner
- Low maintenance rear garden
- EPC Rating - C72
- Spacious sitting room
- Ample off-road parking
- Chain free
- Council Tax Band - B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
760 ft<sup>2</sup>

(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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