



7 Hillview Gardens, Shurdington, Cheltenham, GL51 4TW

£500,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Nestled within a quiet cul-de-sac in the highly sought-after village of Shurdington, Cheltenham, this well-presented three-bedroom detached home is offered to the market with no onward chain, making it an ideal purchase for those seeking a straightforward move.

The property enjoys a pleasant position with a private driveway providing off-road parking and access to a detached garage. To the front, a neatly maintained lawn and pathway lead to the entrance, giving an attractive first impression.

Internally, the ground floor comprises a welcoming hallway, a bright and spacious living room, and a well-proportioned kitchen/dining room to the rear, offering excellent space for both everyday living and entertaining. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property features three bedrooms, including a generous principal bedroom with en-suite and two further well-sized rooms, ideal for family living, guests, or a home office. A family bathroom serves the first floor.

Externally, the rear garden is enclosed and offers a private outdoor space, perfect for relaxing or entertaining, with a patio area and lawn.

Shurdington is a desirable village location, offering a blend of countryside charm and excellent access to Cheltenham, Gloucester, and major transport links including the M5. Local amenities, schools, and scenic walks are all within easy reach.

This property presents a fantastic opportunity for buyers looking to put their own stamp on a home in a peaceful yet well-connected location.

### Agents Note.


Freehold  
EPC Rating: TBC  
Tewkesbury Borough Council Tax Band: D  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

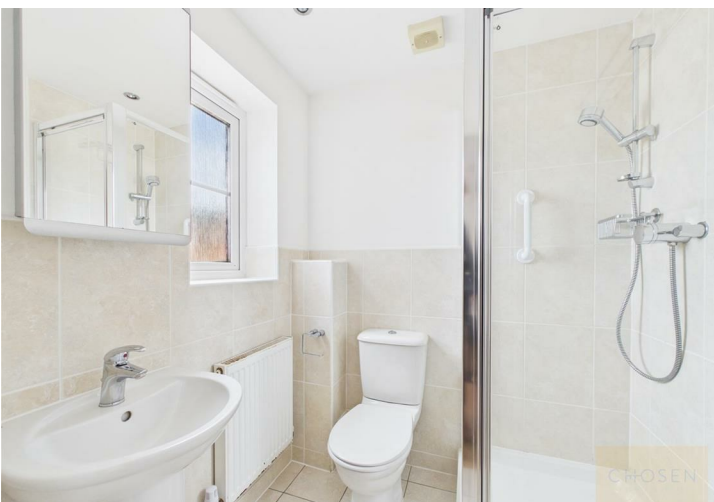
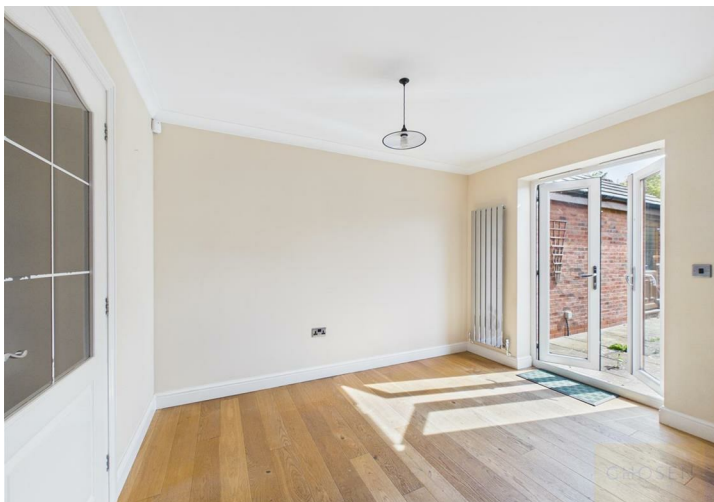
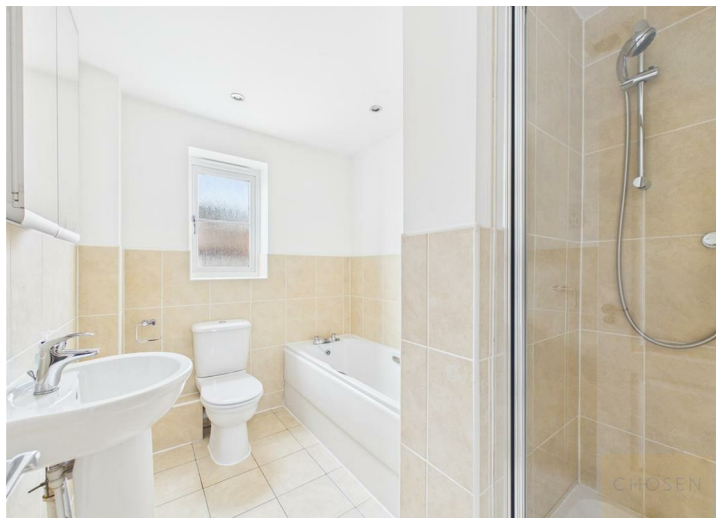
Flood Risk:  
Very Low

Broadband  
Basic - 16 Mbps  
Superfast - 234 Mbps

- Three Bedroom Detached Home
- Private, Enclosed Rear Garden
- Cul-De-Sac Location
- No Onwarch Chain
- Garage And Driveway
- Convenient Location Close To Cheltenham, Gloucester And The M5
- EPC Rating: TBC
- Council Tax Band: D

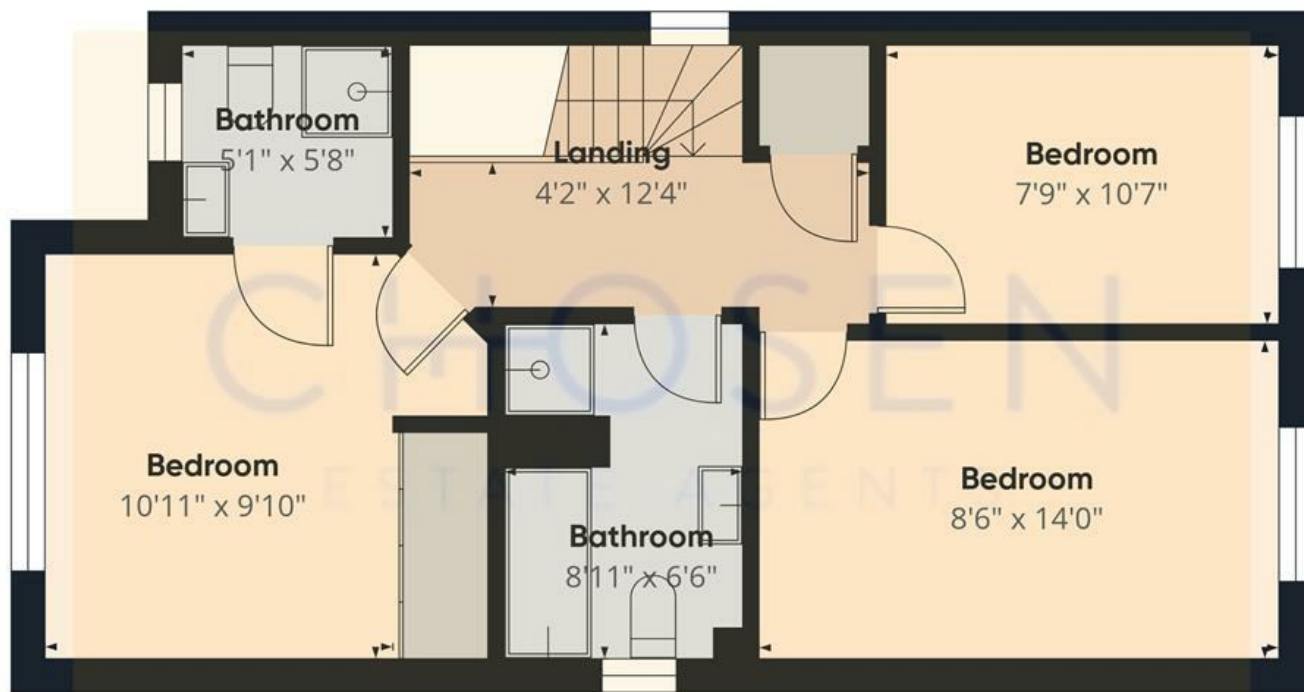
## Energy Efficiency Rating

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





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
974 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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