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River Leys, Swindon Village, GL51 9SE

Guide Price £185,000



River Leys

Swindon Village, GL51 9SE

Tucked away within a quiet residential setting in Swindon Village, this well-presented one-bedroom home offers balanced accommodation over two floors, complemented by a private rear garden and driveway parking to the front. Ideal for first-time buyers, downsizers or investors, the property combines practicality with comfortable everyday living.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Fantastic Well Layed Out One Bedroom Home
- Well Presented Throughout
- Open Plan Living
- Situated In The Cheltenham Suburb of Swindon Village
- Rear Enclosed Garden
- Private Driveway Parking



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Entrance Hall: Accessed via a covered porch, the entrance hall provides space for coats and shoes and opens directly into the main living accommodation, with stairs rising to the first floor.

Sitting/Dining Room: A bright and sociable open-plan space spanning the depth of the property, offering clearly defined areas for both seating and dining. Wood-effect flooring runs throughout, and the room benefits from natural light to both front and rear aspects. A glazed rear door provides direct access to the garden, enhancing the connection between indoor and outdoor living. The staircase is positioned neatly to one side, allowing for practical furniture placement while maintaining an open feel.

Kitchen: Positioned to the rear and accessed via an open serving hatch from the sitting/dining room, the kitchen is arranged in a U-shaped layout to maximise storage and preparation space. There is a range of wall and base units with wood-effect work surfaces, tiled splashbacks, electric hob with extractor hood over and built-in oven below. A stainless steel sink sits beneath the rear-facing window, and there is space and plumbing for a washing machine alongside space for a freestanding fridge/freezer.

First Floor Landing: Providing access to the bedroom and bathroom.

Bedroom: A well-proportioned double bedroom enjoying a rear-facing window which allows for excellent natural light. The room comfortably accommodates a double bed alongside additional furniture and benefits from built-in wardrobe storage. Direct access leads through to the adjoining bathroom.

Bathroom: Fitted with a white suite comprising panelled bath with shower over, wash hand basin set within a vanity unit and WC. The space benefits from full-height tiling around the bath area and a frosted rear-facing window providing natural light and ventilation. An additional vanity/storage area is positioned just outside the bathroom for added practicality.

Parking: To the front, the property benefits from a driveway providing off-road parking, and pathway leading to the entrance.

Garden: To the rear, the garden is enclosed by fencing and arranged with a raised decked seating area directly from the sitting room, ideal for outdoor dining and entertaining. Beyond this, a further garden area provides additional outdoor space with scope for planting or landscaping.

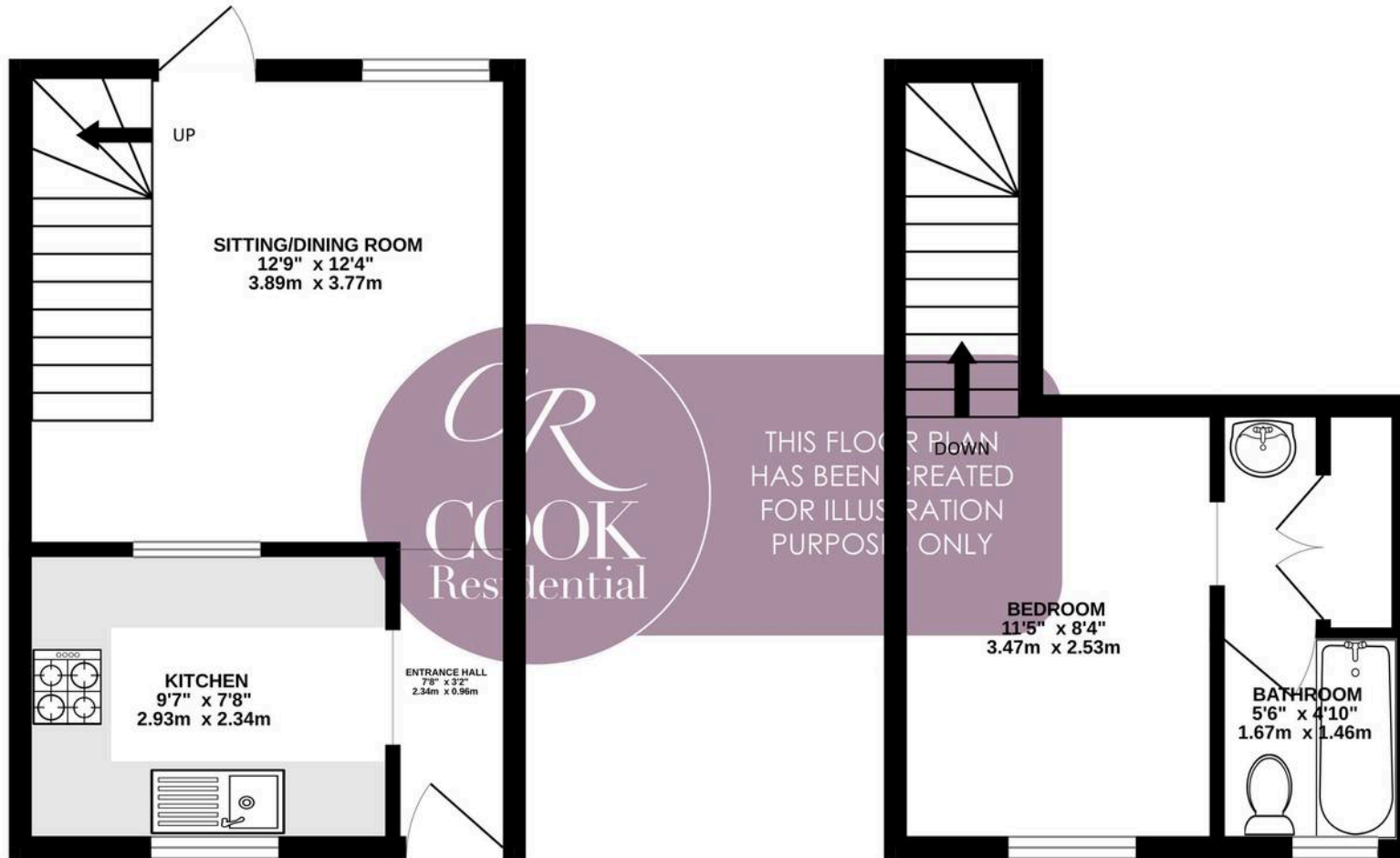
Location: River Leys is situated within the popular Swindon Village area, to the north-west of Cheltenham town centre. The location offers convenient access to local amenities, supermarkets and schooling, while Cheltenham Spa railway station and the M5 motorway are both within easy reach for commuters. The area remains well regarded for its residential feel combined with strong connectivity.

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GROUND FLOOR
256 sq.ft. (23.8 sq.m.) approx.

FIRST FLOOR
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.5 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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