



10 East Approach Drive, Cheltenham  
£490,000





## 10 East Approach Drive

Cheltenham, Cheltenham

Council Tax band: E

Tenure: Freehold

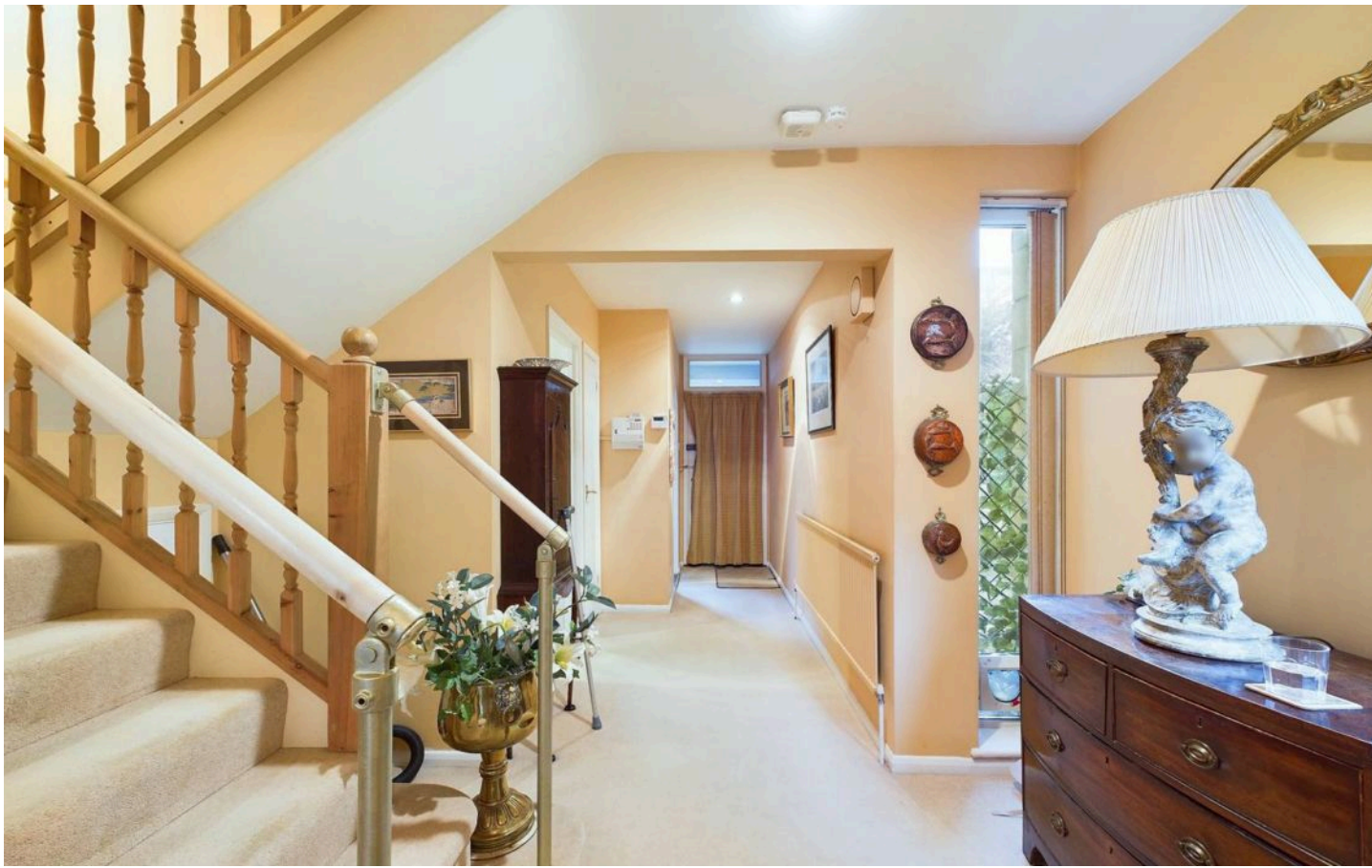
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three/Four Bedroom Home
- No Onward Chain
- Desirable Pittville Park Location
- Flexible Living Space Dependant on Needs
- South Facing Conservatory and Garden
- Two Bathrooms
- Garage and Allocated Parking
- Walking Distance to Town Centre









Floor 0



Floor 1

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

1312.03 ft<sup>2</sup>  
121.89 m<sup>2</sup>

**Reduced headroom**

1.17 ft<sup>2</sup>  
0.11 m<sup>2</sup>



Floor 2

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**









## Move Estate Agents Cheltenham

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