



**110 River Leys, Swindon Village,
Cheltenham, Glos. GL51 9SA.**



Located in the popular and convenient area of Swindon Village, this two-bedroom end-terraced home comes with off-road parking for one vehicle.

The house consists of a living room and modern kitchen on the ground floor, with two bedrooms and bathroom upstairs.

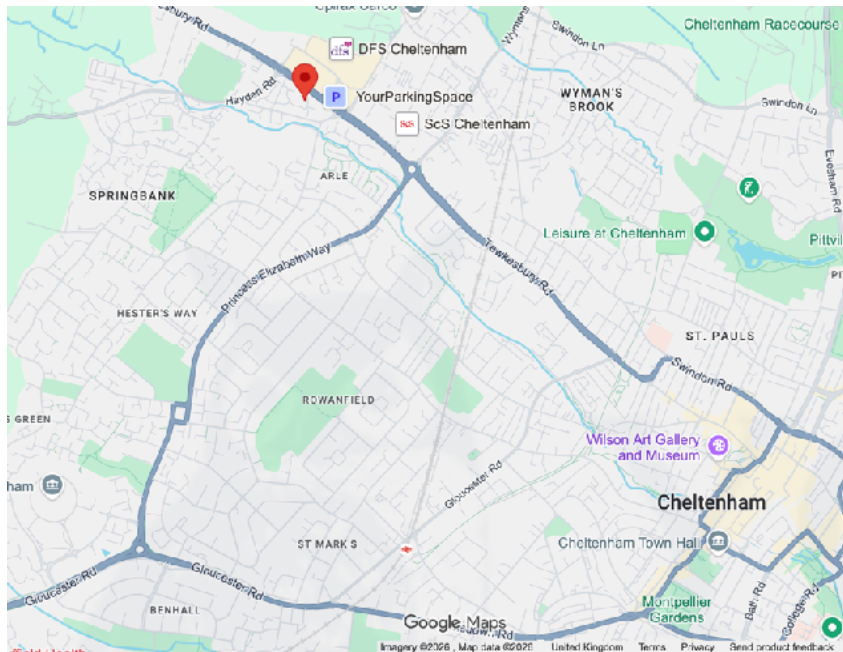
There is gas central heating courtesy of a combination boiler, and the property benefits from uPVC double glazed windows throughout.

The rear garden is designed for low maintenance, laid entirely to patio slabs. A good-sized shed provides ample storage.

Available with no onward chain.

Guide Price: £225,000

110 River Leys, Swindon Village, Cheltenham, Glos. GL51 9SA.



Kitchen



Living Room





Bedroom
One



Bedroom
Two



Bathroom





Rear
Garden



Tenure: Freehold
Council Tax Band: B
EPC Rating: C72

- **Property Type:** End-Terrace House.
- **Construction:** Standard (Brick & Tile).
- **Utilities:** Mains gas, electricity, water, and sewerage.
- **Parking:** One specifically allocated parking space on off-road driveway.
- **Broadband Speed:** Ultrafast (up to 10000 Mbps).
- **Mobile Signal:** Indoor signal good from major providers, variable via Three Mobile. Buyers are encouraged to check their specific provider via the Ofcom checker.
- **Building Safety:** No known issues.
- **Restrictions/Covenants:** None known.
- **Rights & Easements:** None known.
- **Flood Risk:** Very Low from rivers, sea, and surface water.
- **Planning Permission:** None known at time of marketing.
- **Mining:** Not in a coalfield or a known mining area.

Agents Note

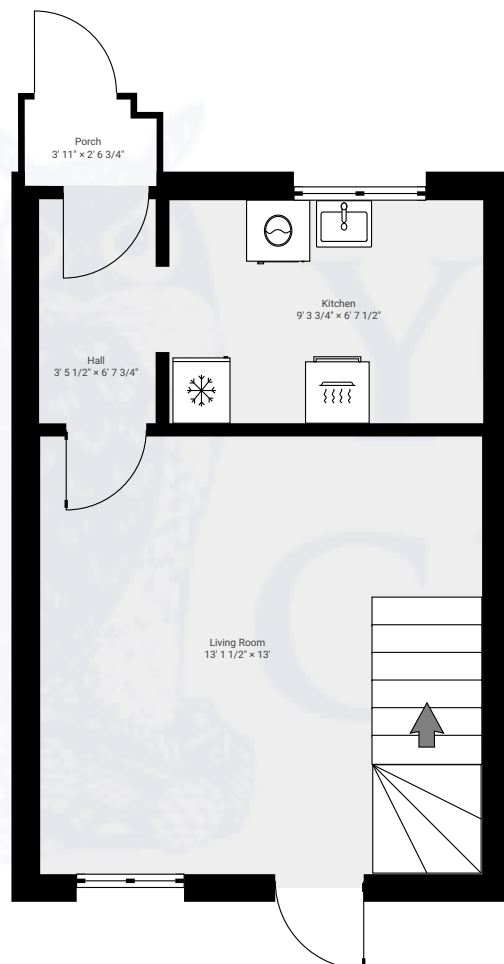
These particulars are intended as a guide and do not form part of a contract. While we endeavor to ensure accuracy, we have not tested any services, appliances, or specific fittings. All measurements are approximate and should not be relied upon for flooring or furniture. Under the **Consumer Protection from Unfair Trading Regulations 2008**, we have a duty to disclose material information. Please review the full property details or contact the office for specific information regarding tenure, utilities, and environmental factors before proceeding.

Anti-Money Laundering (AML)

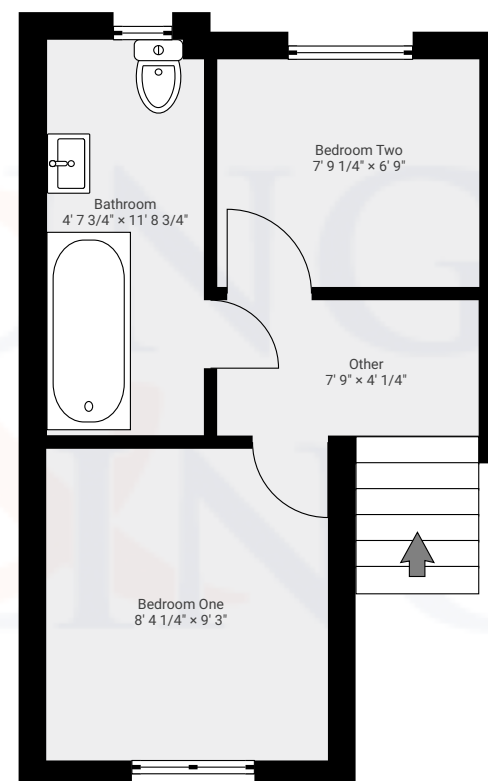
To comply with the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, Young & Gilling Ltd are required to verify the identity of all vendors and purchasers.

We use a combination of physical document checks and electronic verification. Prospective purchasers and vendors will be asked to provide proof of identity (e.g., Passport or Photo Driving Licence) and proof of address. We are also required to verify the "Source of Funds" for any purchase. We appreciate your cooperation in helping us meet these legal obligations.

▼ Ground Floor



▼ 1st Floor



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Not to scale. This floor plan is intended to give a general indication of the layout only.