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Property Report

221, Langdale Road, Cheltenham, GL51 3LX

Agreed price

£250,000



Report created on 15th September 2020

Report created with **PropertyEngine**.

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Key Information



Agreed price	Bedrooms	Size	On the market for
£250,000	2	915 sqft	2 months

Key features

- Immaculate Two Bedroom Bay Fronted Semi Detached
- Well Balanced Accommodation with Possibility to Extend
- Frontage, Drive, Garage & Incredible 150' Mature Garden
- 16' Bay Fronted Sitting Rm & Garden Aspect 13' Dining
- 15' Shaker Style Kitchen with Solid Beech Wood Surfaces
- Airy Landing to 16' Bedroom One & 10' x 9' Bedroom Two
- Modern Period Style Bathroom with 'Mira' Shower System
- Double Glazing, Gas C.H + Newly Decorated & Carpeted
- Quality Location with Renowned Schooling and Amenities
- Vacant Possession/ No Chain - Viewing is Recommended

Property Information

A well presented 1950's semi detached house, located in the popular Hatherley area of Cheltenham and offering accommodation comprising, entrance hall, living room with bay window and feature open fire and kitchen/dining room which is fitted with a range of wall and base level units and patio door to the rear garden.

There is also a utility room with space for washing machine and a cloakroom, which is fitted with a white suite. On the first floor are three good size bedrooms and a bathroom, which is also fitted with a white suite.

Outside to the front is a gravel driveway providing off road parking and gated access to the rear with a good size garden which is mainly laid to lawn with a patio seating area.

There is also the benefit of a office area which is insulated and a store area with up and over door. Further benefits include gas central heating and Upvc double glazing.

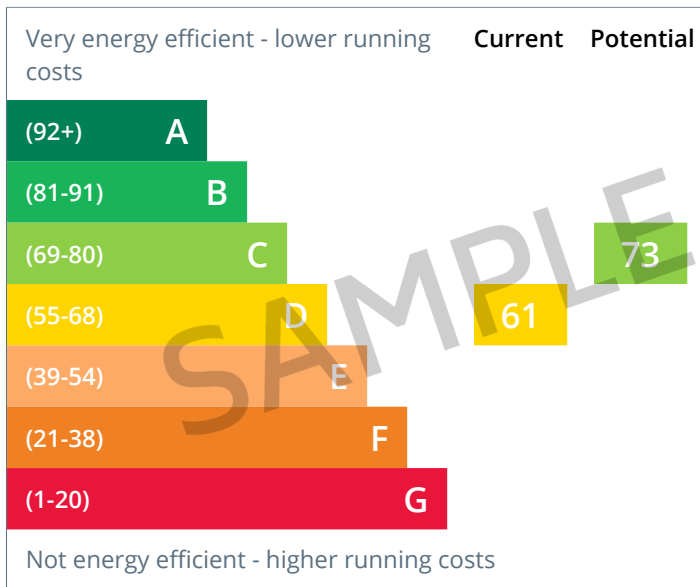




Other Key Information



Energy Performance Certificate



Latest available inspection date

28th April 2010

Window glazing

Double glazing installed before 2002

Building construction age band

1950-1966

This EPC data is accurate up to 6 months ago. If a more recent EPC assessment was done within this period, it will not be displayed here.

Internet / Broadband Availability

Broadband available

Ultrafast

Highest available download speed

500 Mbps

Highest available upload speed

35 Mbps



Investment Opportunity

Purchase Price
£250,000

Estimated Monthly Rent
£1,100pcm

Rental Yield
5.3%

Total Purchase Costs

Purchase	
Deposit (25%)	£62,500
Stamp Duty	£10,000
Survey	£500
Legal Fees	£100
Loan Set-up	£1,000
Sourcing Fee	£2,500
Refurb	
Refurb Cost	£5,000
Mortgage Payments During Refurb	£1,687
Council Tax During Refurb	£3,000
Electric / Gas During Refurb	£150
Water During Refurb	£90
Insurance During Refurb	£60
Total	£86,588

Total Annual Expenses

Repairs / Maintenance	£1,320
Mortgage @ 3.6% (Interest Only)	£6,750
Insurance	£360
Agent Fees	£1,320
Total	£9,750

Monthly Profit **£288**

Annual Profit **£3,450**

ROI **4.0%**

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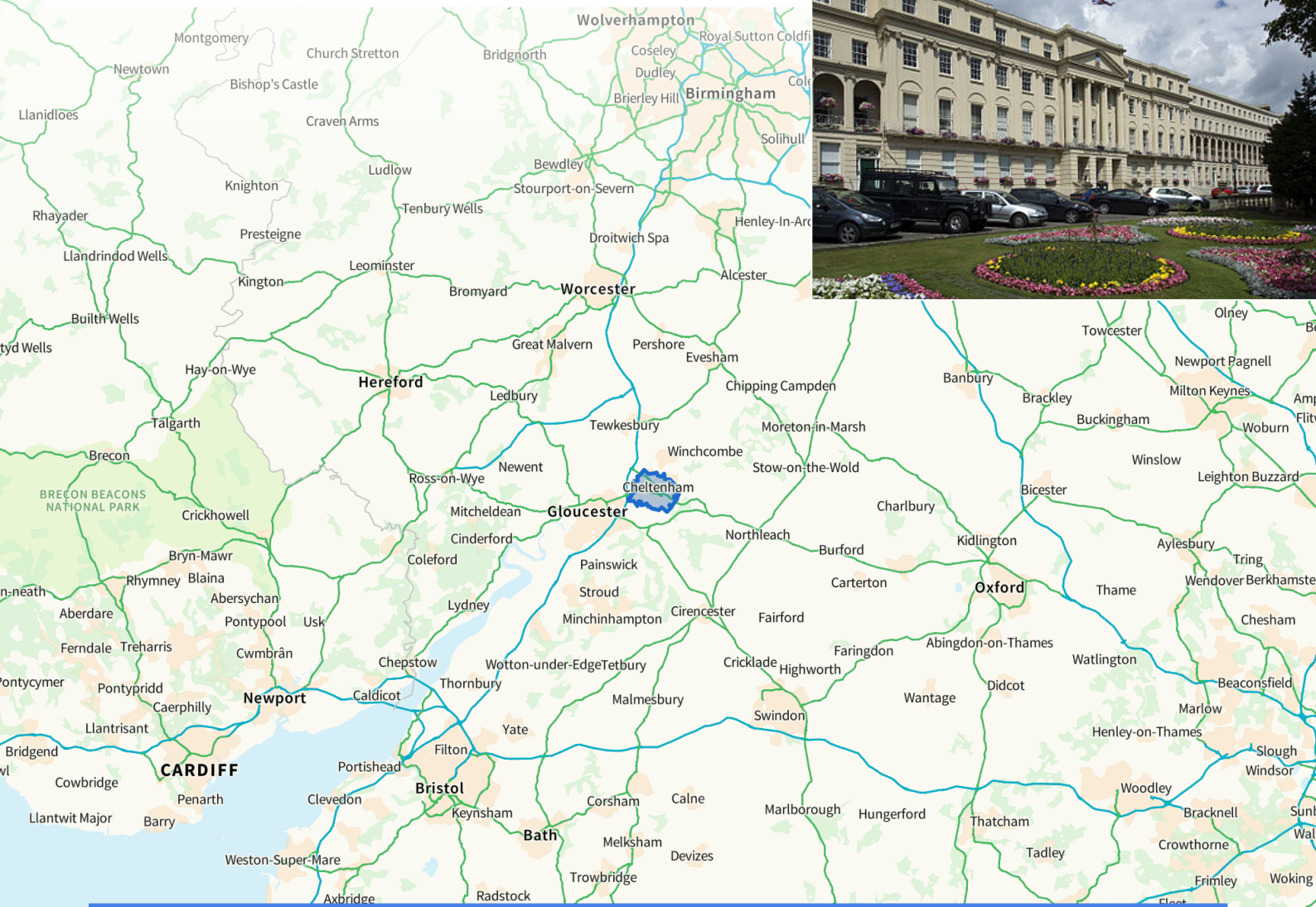
About the town

Cheltenham

Cheltenham is a large spa town and borough on the edge of the Cotswolds in the county of Gloucestershire, England. Cheltenham became known as a health and holiday spa town resort following the discovery of mineral springs in 1716.

Population

111,693



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Travel

Getting To The Town Centre

By Car



5 minutes

1.8 miles

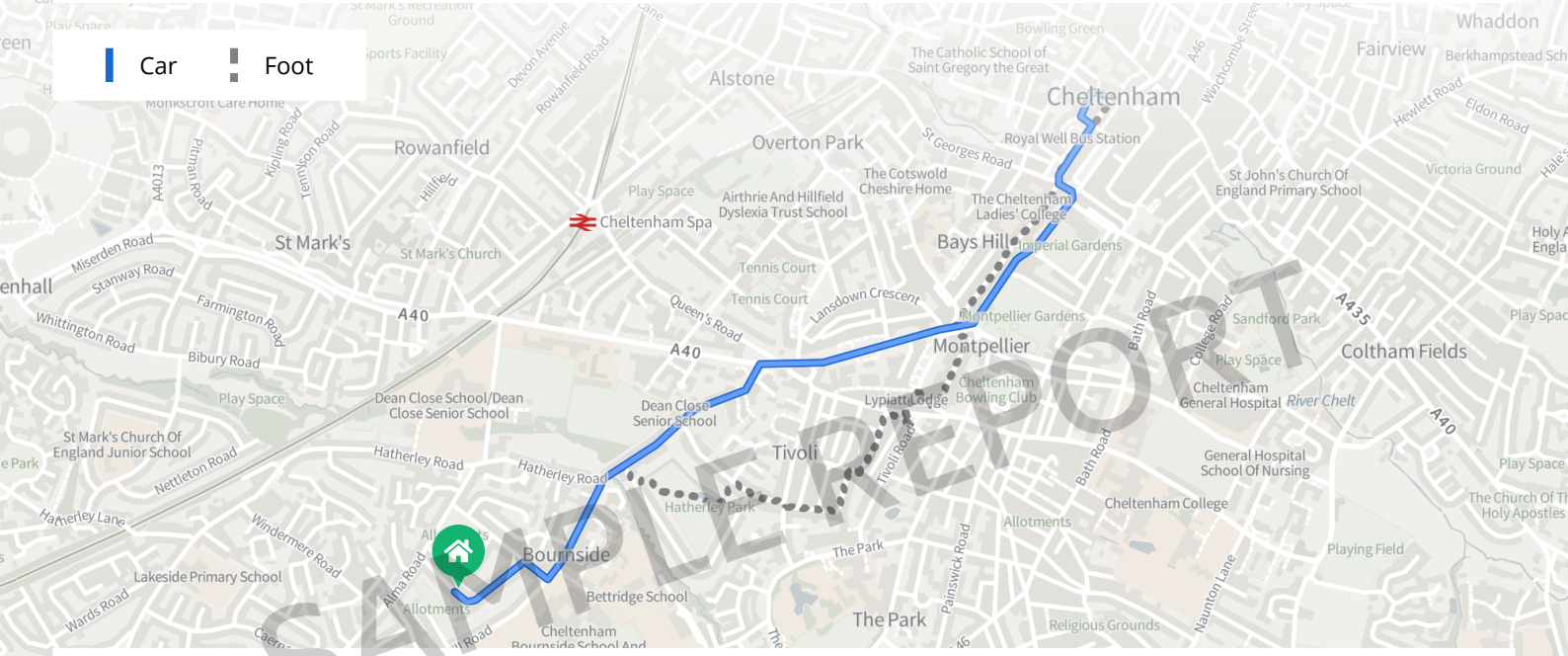
By Foot



45 minutes

2.1 miles

Car Foot



By Public Transport



20 minutes

3 mins walk (0.1 mi)



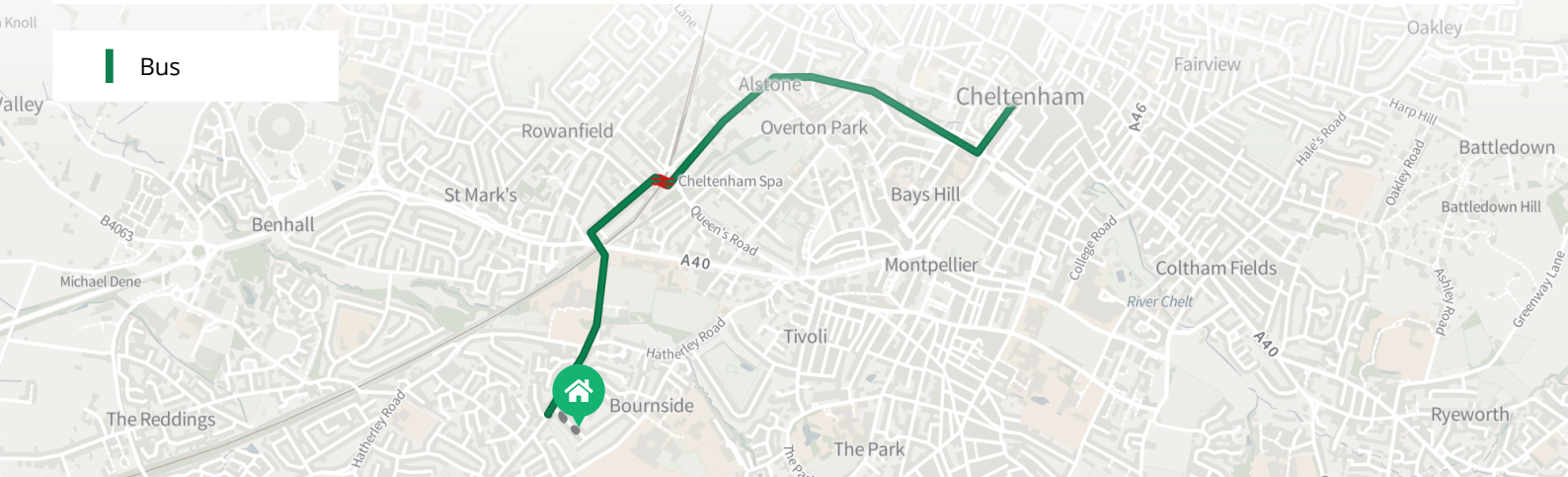
0.1 mi



E

Every 15 minutes

Bus





Travel

Other Towns & Cities

This page shows other towns & cities that people in the GL51 area commute to the most.



Gloucester

7 miles away

15 minute drive

45 minutes by bus

> 94U >



23.3% of commuters travel here



Tewkesbury

8 miles away

18 minute drive

55 minutes by bus

> E > 41 >



5.2% of commuters travel here



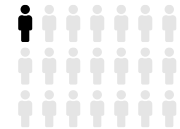
Cirencester

14 miles away

26 minute drive

82 minutes by bus

> E > > 444 >



2.1% of commuters travel here



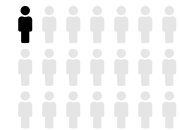
Stonehouse

13 miles away

23 minute drive

49 minutes by train

> First Great Western >
Every 60 minutes



1.9% of commuters travel here



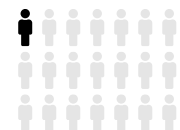
Stroud

11 miles away

29 minute drive

51 minutes by train

> First Great Western >
Every 60 minutes



1.8% of commuters travel here

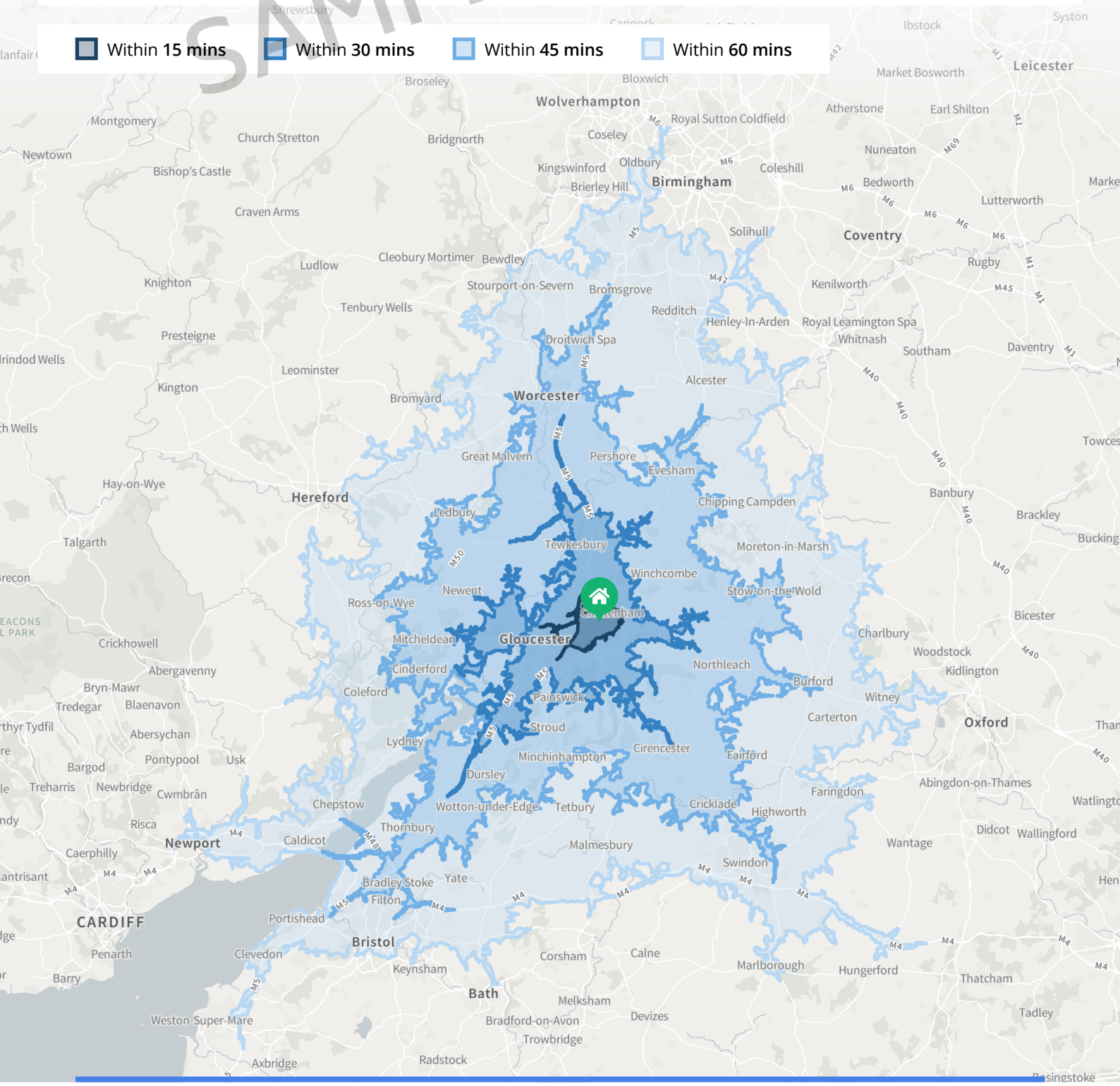


Travel

Reachable By Car

This page shows areas that are reachable within a specific amount of time by car from the property.

- Within 15 mins
- Within 30 mins
- Within 45 mins
- Within 60 mins



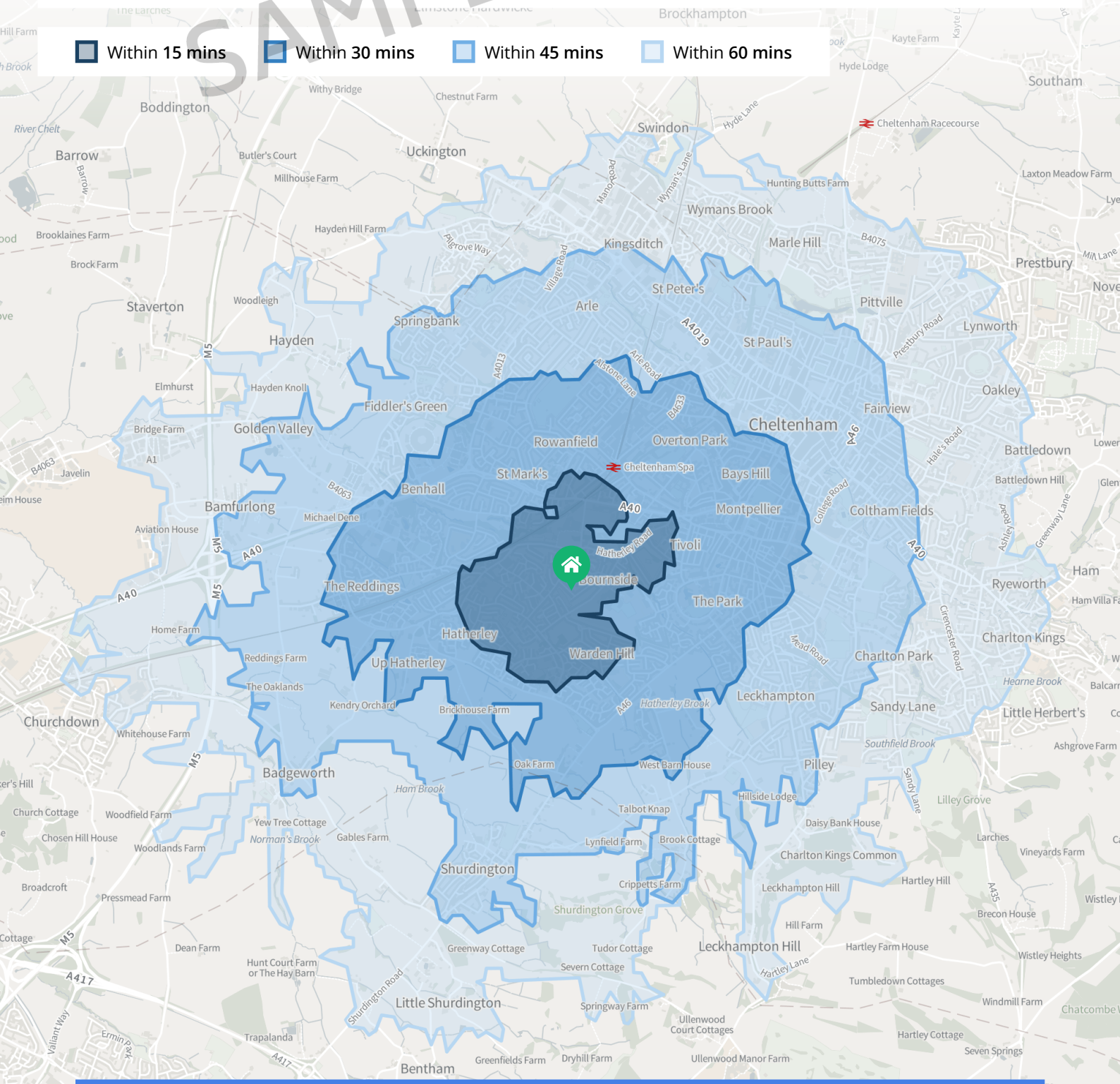


Travel

Reachable By Foot

This page shows areas that are reachable within a specific amount of time by walking from the property.

- Within 15 mins
- Within 30 mins
- Within 45 mins
- Within 60 mins



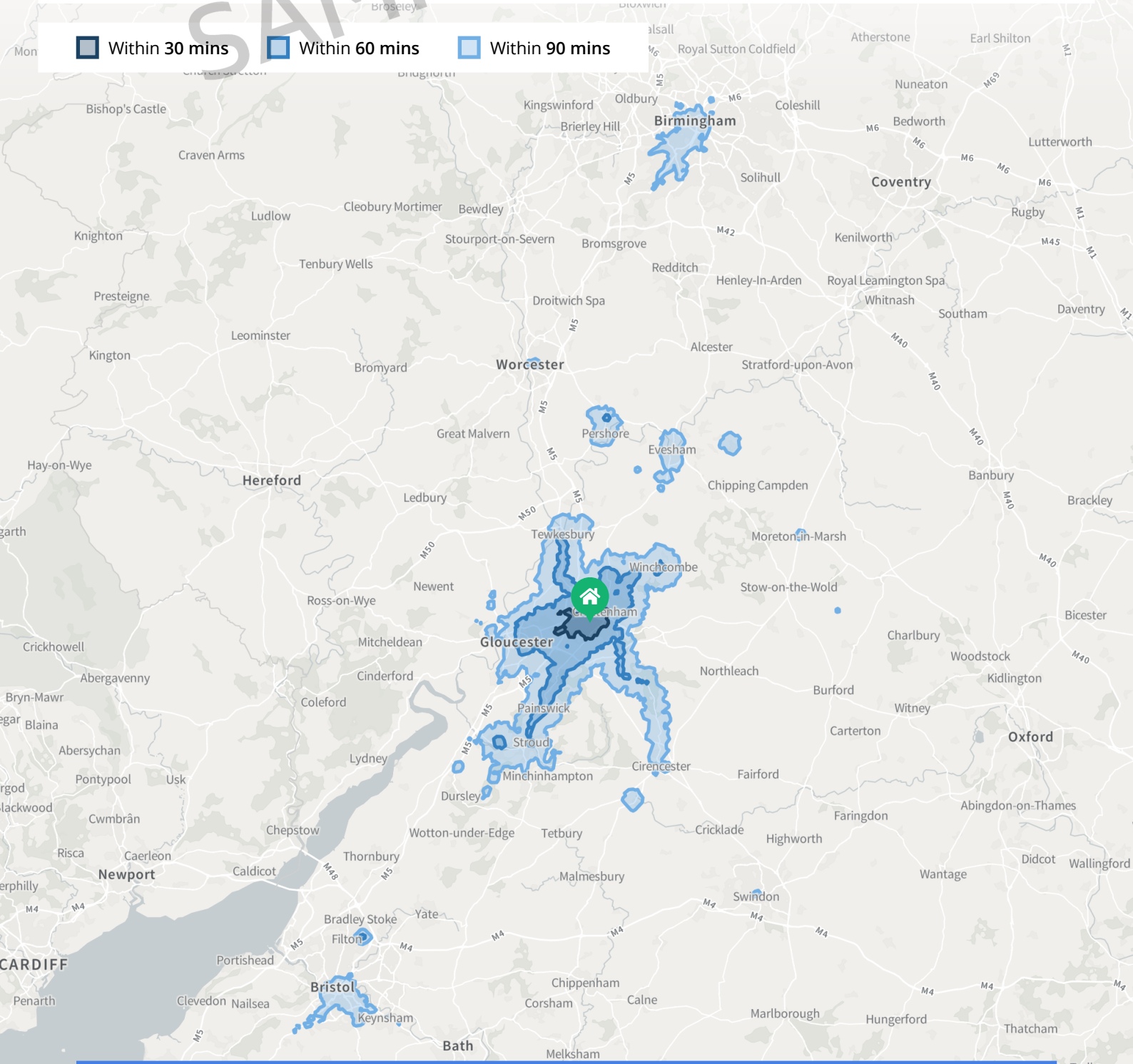
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Travel

Reachable By Public Transport

This page shows areas that are reachable within a specific amount of time by public transport on a typical Monday morning at 10am.

■ Within 30 mins ■ Within 60 mins ■ Within 90 mins





Nearby Amenities

Supermarkets

Nearest Supermarket



18 minute walk
3 mins 14 mins

Nearest Convenience Store



7 minute walk
2 mins 6 mins

Major Supermarkets



All within 5 minute drive

3 Asda Superstore
24 mins 4 mins 17 mins

4 Waitrose
Typical hours: 8am - 9pm
38 mins 6 mins 21 mins

5 Tesco
Typical hours: 6am - Midnight
43 mins 5 mins 23 mins

6 Midcounties Co-operative Food
16 mins 3 mins 17 mins

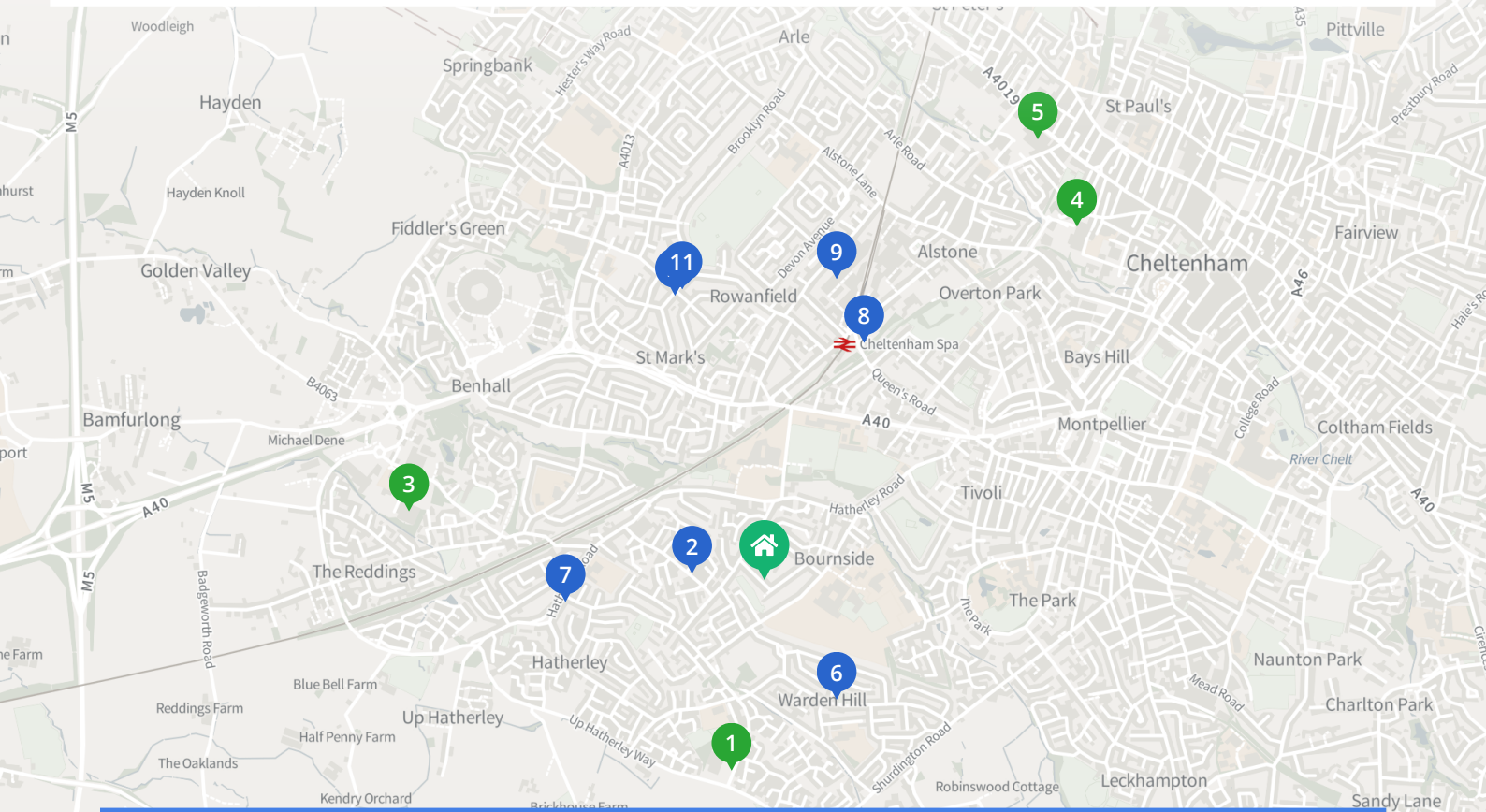
7 SPAR Hatherley
16 mins 3 mins 9 mins

8 Tesco Express
Typical hours: 6am - 11pm
22 mins 3 mins 11 mins

9 Clarence store
25 mins 4 mins 14 mins

10 Tennyson Mini Mart
27 mins 4 mins 20 mins

11 Premier Shop & Post Office
28 mins 4 mins 21 mins





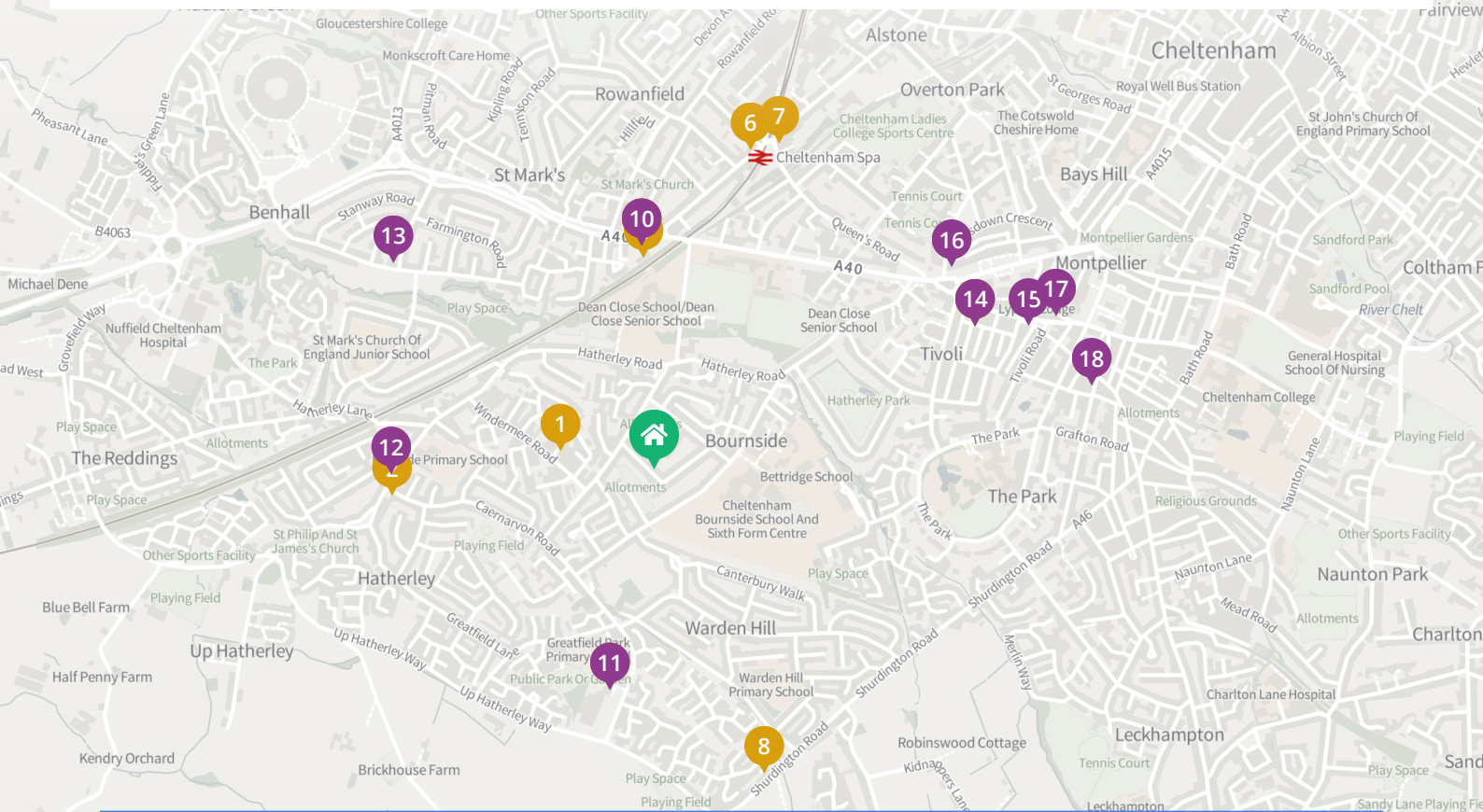
Nearby Amenities

Restaurants

- 1 Lakeside Takeaway**
🚶 7 mins 🚗 2 mins 🚗 6 mins
- 2 Lee Gardens**
🚶 16 mins 🚗 3 mins 🚗 9 mins
- 3 TGI Fridays - Cheltenham**
🚶 16 mins 🚗 3 mins 🚗 10 mins
- 4 Premier Inn Cheltenham Central**
🚶 17 mins 🚗 3 mins 🚗 11 mins
- 5 The Greatfield**
🚶 17 mins 🚗 3 mins 🚗 15 mins
- 6 Pizza Roma**
🚶 20 mins 🚗 3 mins 🚗 9 mins
- 7 Popeye's**
🚶 21 mins 🚗 3 mins 🚗 11 mins
- 8 Norwood Fish Bar**
🚶 23 mins 🚗 5 mins 🚗 22 mins
- 9 The Royal Union**
🚶 24 mins 🚗 4 mins 🚗 10 mins

Pubs & Bars

- 3 TGI Fridays - Cheltenham**
🚶 16 mins 🚗 3 mins 🚗 10 mins
- 5 The Greatfield**
🚶 17 mins 🚗 3 mins 🚗 15 mins
- 12 Hatherley**
🚶 18 mins 🚗 3 mins 🚗 9 mins
- 13 National Hunt**
🚶 23 mins 🚗 4 mins 🚗 20 mins
- 9 The Royal Union**
🚶 24 mins 🚗 4 mins 🚗 10 mins
- 15 Tivoli Cheltenham**
🚶 26 mins 🚗 4 mins 🚗 12 mins
- 16 The Lansdown**
🚶 28 mins 🚗 3 mins 🚗 21 mins
- 17 Lypiatt House Hotel**
🚶 29 mins 🚗 4 mins 🚗 20 mins
- 18 Jolly Brewmaster**
🚶 31 mins 🚗 5 mins 🚗 15 mins





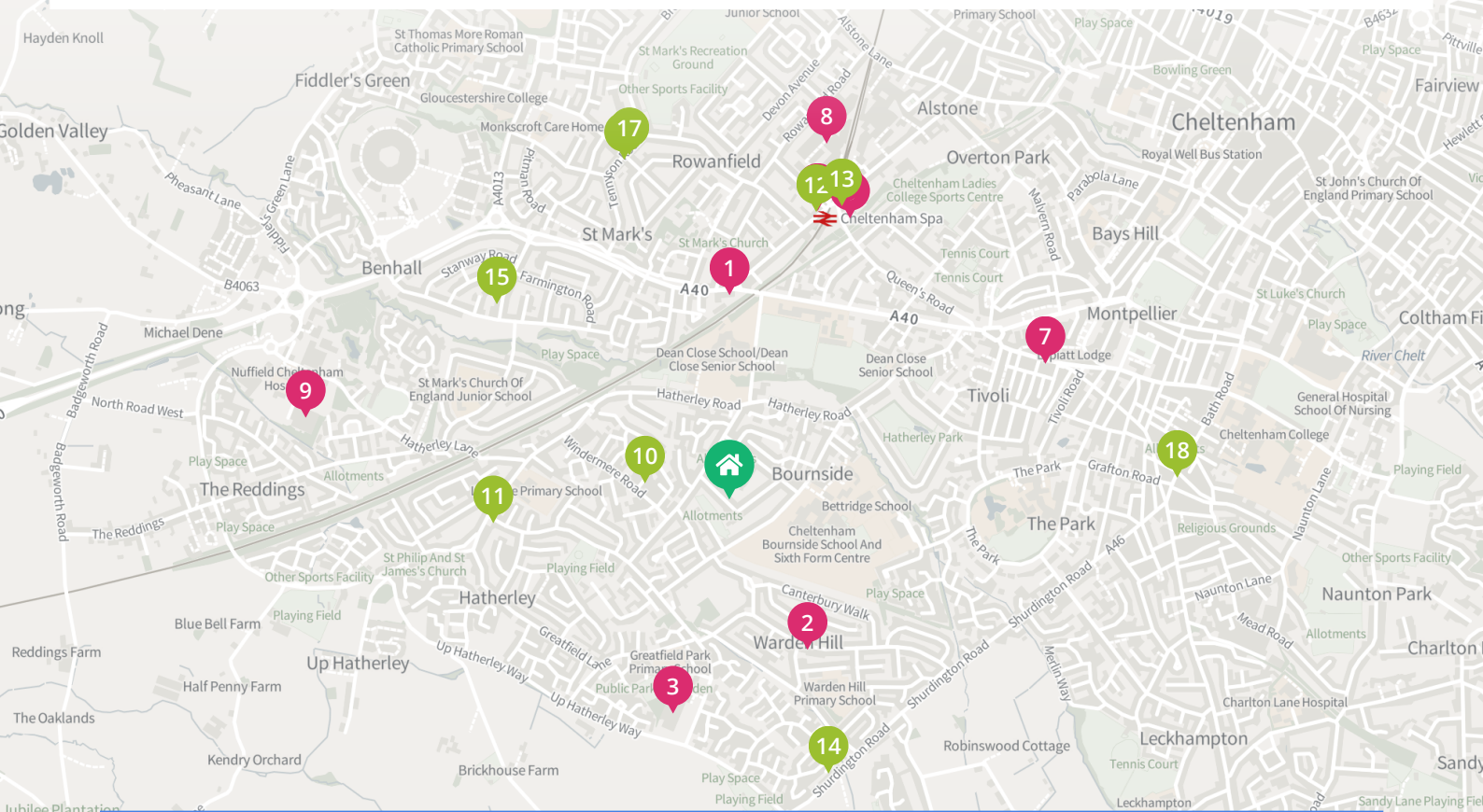
Nearby Amenities

Coffee Shops

- 1 Shell**
🚶 15 mins 🚗 2 mins 🚊 9 mins
- 2 Sardar's Cafe**
🚶 16 mins 🚗 3 mins 🚊 17 mins
- 3 Morrisons Cafe**
🚶 18 mins 🚗 3 mins 🚊 14 mins
- 4 Botanica Coffee**
🚶 20 mins 🚗 3 mins 🚊 9 mins
- 5 The Green Coffee Machine**
🚶 22 mins 🚗 3 mins 🚊 11 mins
- 6 Madisons**
🚶 22 mins 🚗 3 mins 🚊 11 mins
- 7 Maison Chaplais**
🚶 25 mins 🚗 4 mins 🚊 9 mins
- 8 The Lansdown Diner**
🚶 25 mins 🚗 4 mins 🚊 14 mins
- 9 Asda Cheltenham Superstore**
🚶 30 mins 🚗 6 mins 🚊 20 mins

Takeaways

- 10 Lakeside Takeaway**
🚶 7 mins 🚗 2 mins 🚊 6 mins
- 11 Lee Gardens**
🚶 16 mins 🚗 3 mins 🚊 9 mins
- 12 Pizza Roma**
🚶 20 mins 🚗 3 mins 🚊 9 mins
- 13 Popeye's**
🚶 21 mins 🚗 3 mins 🚊 11 mins
- 14 Norwood Fish Bar**
🚶 23 mins 🚗 5 mins 🚊 22 mins
- 15 Superwoks**
🚶 24 mins 🚗 4 mins 🚊 —
- 16 Curry Delight**
🚶 27 mins 🚗 4 mins 🚊 21 mins
- 17 Yuen Wah House**
🚶 28 mins 🚗 4 mins 🚊 21 mins
- 18 Smokin' Burgers & Shakes**
🚶 32 mins 🚗 5 mins 🚊 19 mins





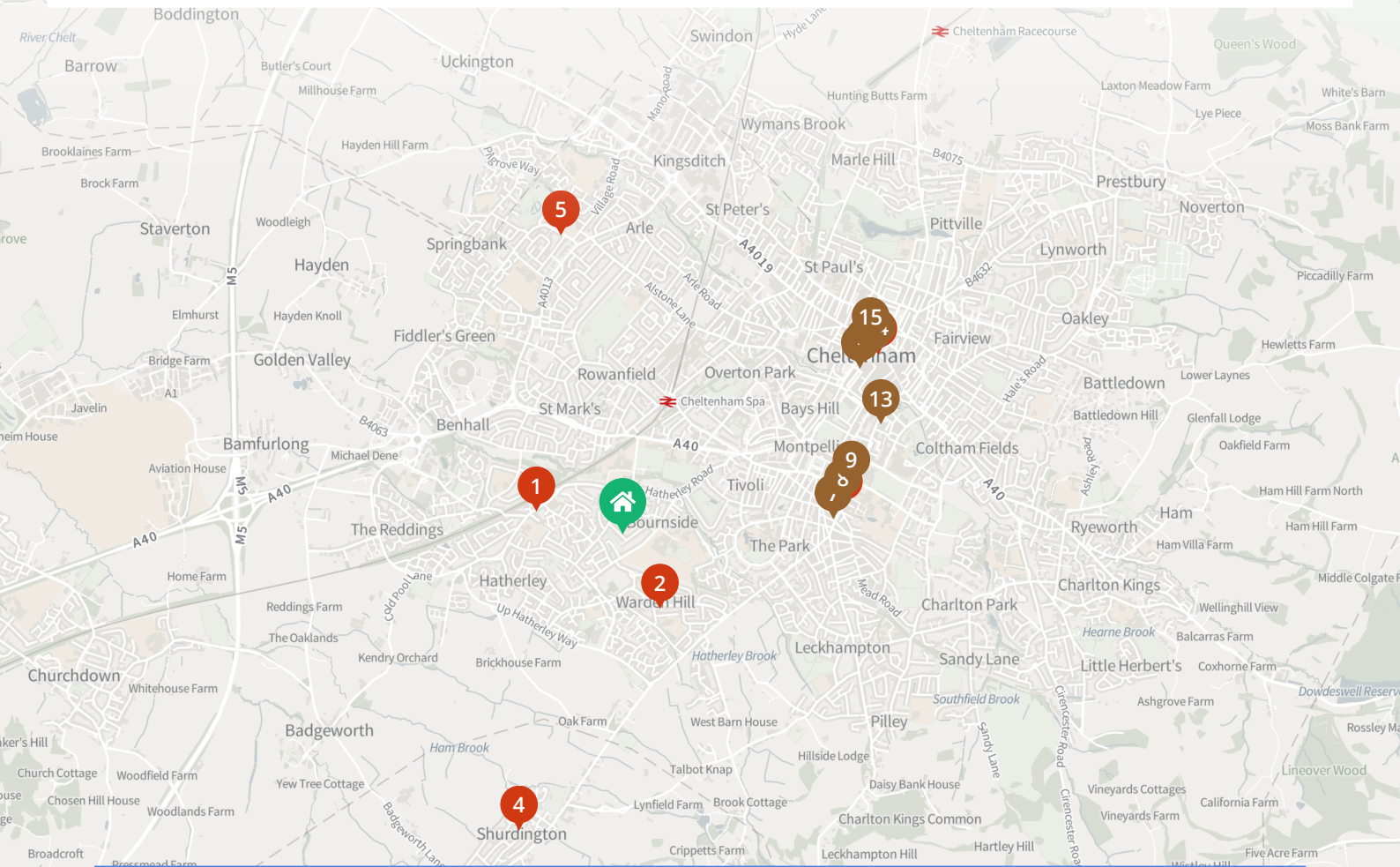
Nearby Amenities

Post Offices

- 1 Up Hatherley Post Office**
🚶 13 mins 🚗 3 mins 🚊 7 mins
- 2 Salisbury Avenue Post Office**
🚶 16 mins 🚗 3 mins 🚊 17 mins
- 3 Bath Road Post Office and**
🚶 34 mins 🚗 5 mins 🚊 25 mins
- 4 Shurdington Sub Post Office**
🚶 44 mins 🚗 6 mins 🚊 31 mins
- 5 Hesters Way Post Office**
🚶 46 mins 🚗 6 mins 🚊 32 mins
- 6 Cheltenham Post Office**
🚶 47 mins 🚗 6 mins 🚊 21 mins

Banks

- 7 Lloyds Bank**
🚶 32 mins 🚗 5 mins 🚊 18 mins
- 8 Natwest**
🚶 35 mins 🚗 5 mins 🚊 25 mins
- 9 HSBC**
🚶 40 mins 🚗 5 mins 🚊 24 mins
- 10 RBS**
🚶 43 mins 🚗 5 mins 🚊 20 mins
- 11 NatWest**
🚶 45 mins 🚗 6 mins 🚊 22 mins
- 12 Coventry Building Society**
🚶 46 mins 🚗 6 mins 🚊 21 mins
- 13 Handelsbanken Cheltenham**
🚶 46 mins 🚗 4 mins 🚊 20 mins
- 14 HSBC**
🚶 47 mins 🚗 6 mins 🚊 21 mins
- 15 Nationwide Building Society**
🚶 47 mins 🚗 6 mins 🚊 21 mins





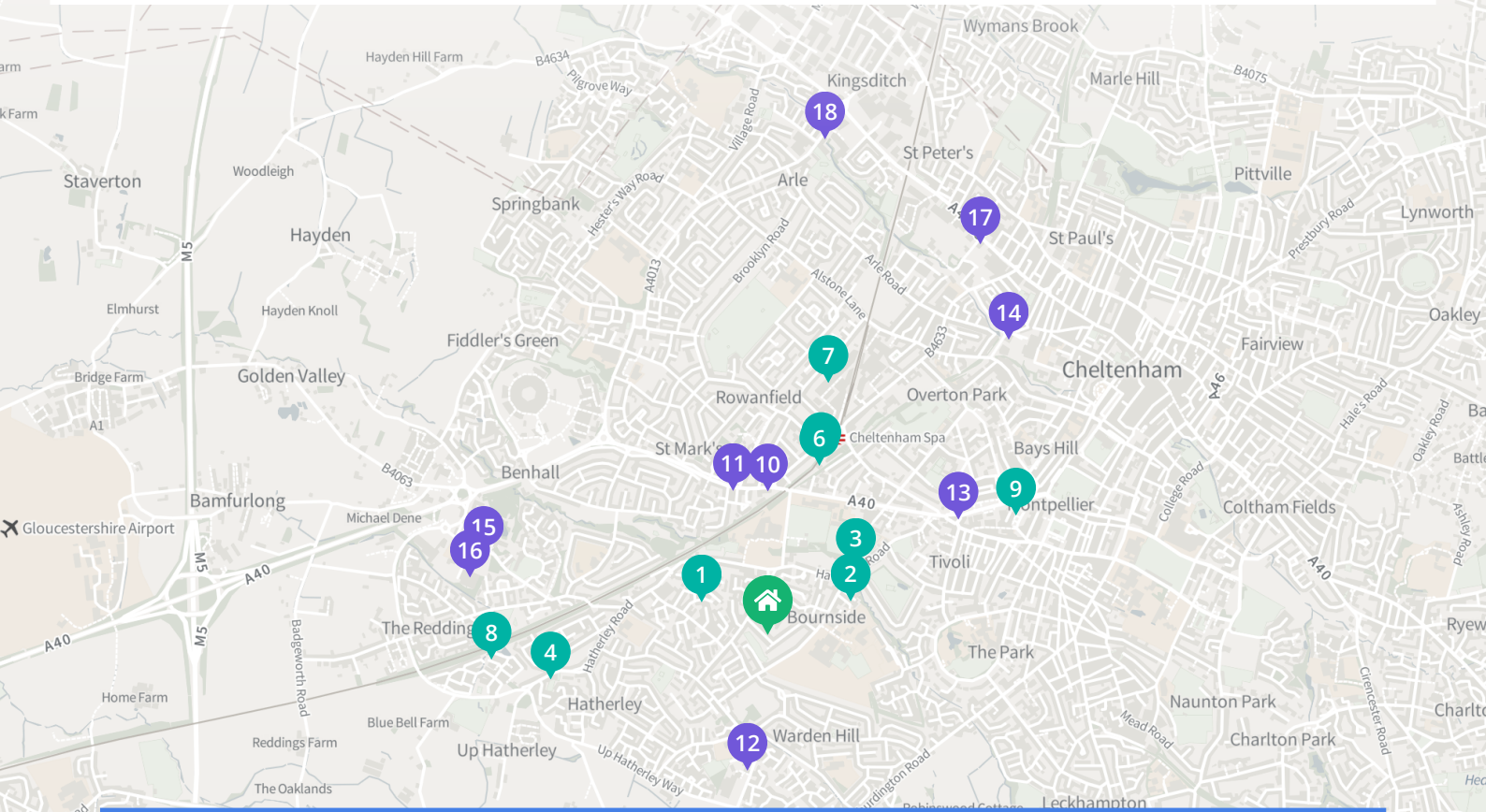
Nearby Amenities

Gyms

- 1 ((BOUNCE)) Hatherley**
🚶 8 mins 🚗 2 mins 🚊 8 mins
- 2 Helen Rackowe Pilates**
🚶 9 mins 🚗 2 mins 🚊 —
- 3 Reform Barre & Pilates**
🚶 11 mins 🚗 2 mins 🚊 —
- 4 Balance of Life Pilates**
🚶 21 mins 🚗 3 mins 🚊 12 mins
- 5 ADM Fitness**
🚶 22 mins 🚗 4 mins 🚊 12 mins
- 6 Trimnasium Gym**
🚶 24 mins 🚗 4 mins 🚊 12 mins
- 7 Body Sport Uk**
🚶 25 mins 🚗 4 mins 🚊 14 mins
- 8 Infinite Balance**
🚶 27 mins 🚗 4 mins 🚊 18 mins
- 9 Green Tree Yoga Cheltenham**
🚶 30 mins 🚗 4 mins 🚊 15 mins

Petrol Stations

- 10 Shell**
🚶 15 mins 🚗 2 mins 🚊 9 mins
- 11 Londis**
🚶 18 mins 🚗 3 mins 🚊 12 mins
- 12 Morrisons Petrol Station**
🚶 17 mins 🚗 3 mins 🚊 14 mins
- 13 Texaco**
🚶 28 mins 🚗 3 mins 🚊 21 mins
- 14 Shell**
🚶 38 mins 🚗 5 mins 🚊 20 mins
- 15 ASDA Petrol Station (Pay At Pump)**
🚶 29 mins 🚗 5 mins 🚊 20 mins
- 16 Asda Cheltenham Superstore**
🚶 30 mins 🚗 6 mins 🚊 20 mins
- 17 Tesco Petrol Station**
🚶 42 mins 🚗 6 mins 🚊 25 mins
- 18 Shell**
🚶 48 mins 🚗 7 mins 🚊 33 mins



Currently On The Market

This page shows properties for sale that are currently on the market, sorted by the closest first.

10, Langdale Road, GL51 3LY



Asking price: **£260,000**
Listed on: 7th Sep 2020
On market for: 7 days
Reduced: —
Last sold for: £250k in Jan 2018

19, Elliott Place, GL51 3NH



Asking price: **£225,000**
Listed on: 21st Aug 2020
On market for: 25 days
Reduced: —
Last sold for: £198k in Aug 2016

72, Windermere Road, GL51 3PH



Asking price: **£385,000**
Listed on: 18th Aug 2020
On market for: 27 days
Reduced: —
Last sold for: £250k in Sep 2008

116, Warden Hill Road, GL51 3EH



Asking price: **£335,000**
Listed on: 9th Jan 2020
On market for: 249 days
Reduced: 3 times from £370k
Last sold for: £180k in Jun 2003

Bala Road, GL51 3EX

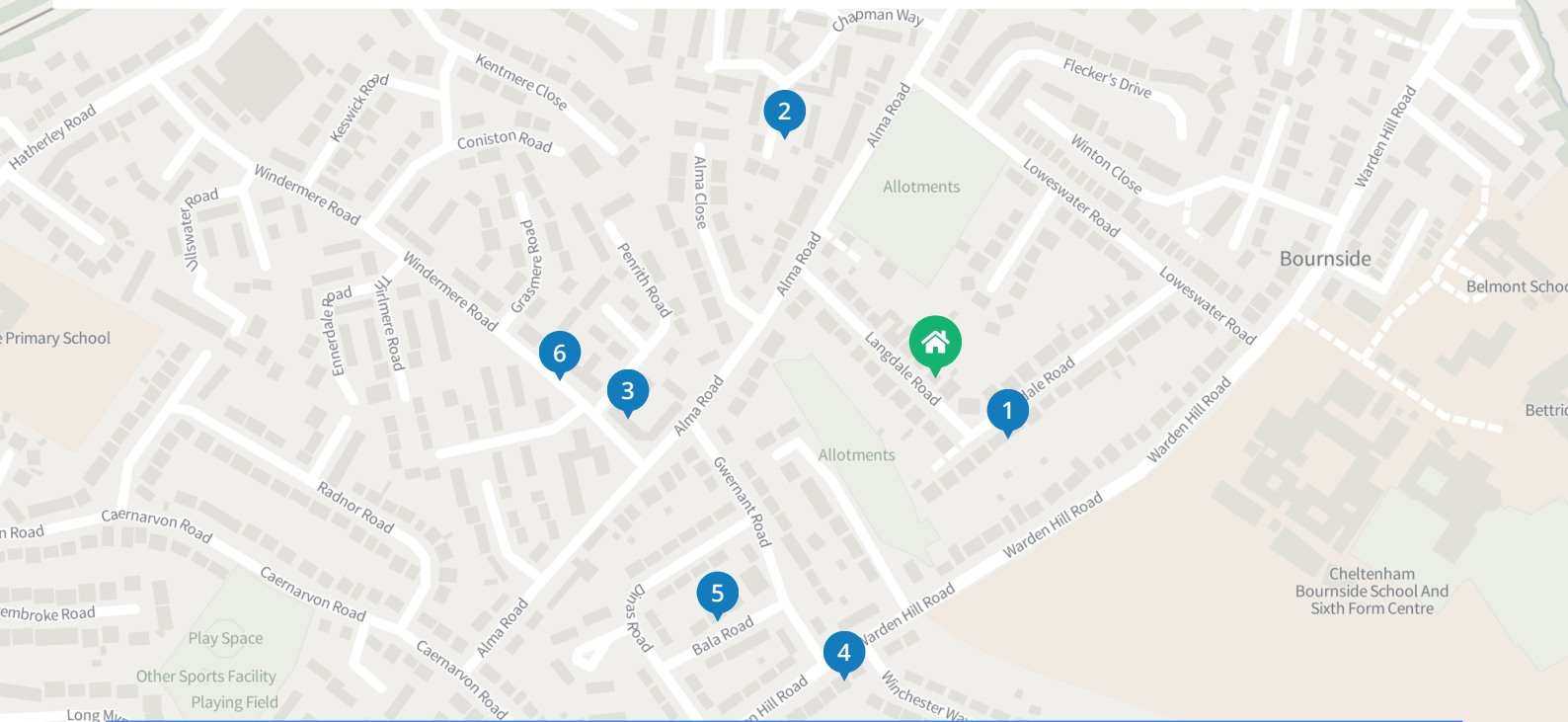


Asking price: **£165,000**
Listed on: 2nd Jan 2020
On market for: 256 days
Reduced: —
Last sold for: —

68, Windermere Road, GL51 3PH



Asking price: **£250,000**
Listed on: 11th Aug 2020
On market for: 35 days
Reduced: —
Last sold for: £225k in Aug 2017



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Recent Nearby Flips

This page shows properties nearby that have recently been sold multiple times in the past few years, where the most recent sale is more than the previous sale.

After



Sold on 7th February 2020
£862,000 ▲ 97%
Asking price was £875,000

Sold 16 months before on 14th Sep 2018
£437,500
Asking price was £475,000

Before



After



Sold on 29th January 2020
£680,000 ▲ 51.1%
Asking price was £725,000

Sold 13 months before on 20th Dec 2018
£450,000
Asking price was £425,000

Converted from 3 bed to 4 bed

Before

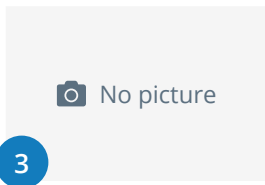




Recent Nearby Flips

This page shows properties nearby that have recently been sold multiple times in the past few years, where the most recent sale is more than the previous sale.

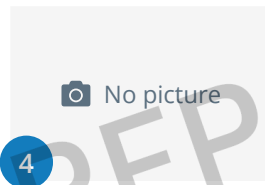
Mill House, Arle Avenue, GL51 8JP



First sold for: **£775,000**
First sold on: 16th Nov 2018
Last sold for: **£2,885,000** ▲ 272.3%
Last sold on: 29th Oct 2019
Time: 11 months

3

10a, Greenway Lane, GL52 6LB



First sold for: **£417,000**
First sold on: 20th Jun 2018
Last sold for: **£930,000** ▲ 123%
Last sold on: 4th Oct 2019
Time: 15 months

4

14, Wells Close, GL51 3BX



First sold for: **£220,000**
First sold on: 26th Sep 2018
Last sold for: **£381,000** ▲ 73.2%
Last sold on: 10th Dec 2019
Time: 14 months

5

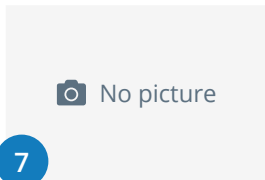
14, Whitecross Square, GL53 7AU



First sold for: **£277,000**
First sold on: 30th Jul 2018
Last sold for: **£416,250** ▲ 50.3%
Last sold on: 18th Dec 2019
Time: 16 months

6

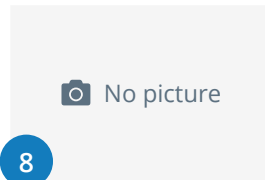
5, Sydenham Villas Road, GL52 6EG



First sold for: **£896,000**
First sold on: 25th Oct 2018
Last sold for: **£1,025,000** ▲ 14.4%
Last sold on: 2nd Oct 2019
Time: 11 months

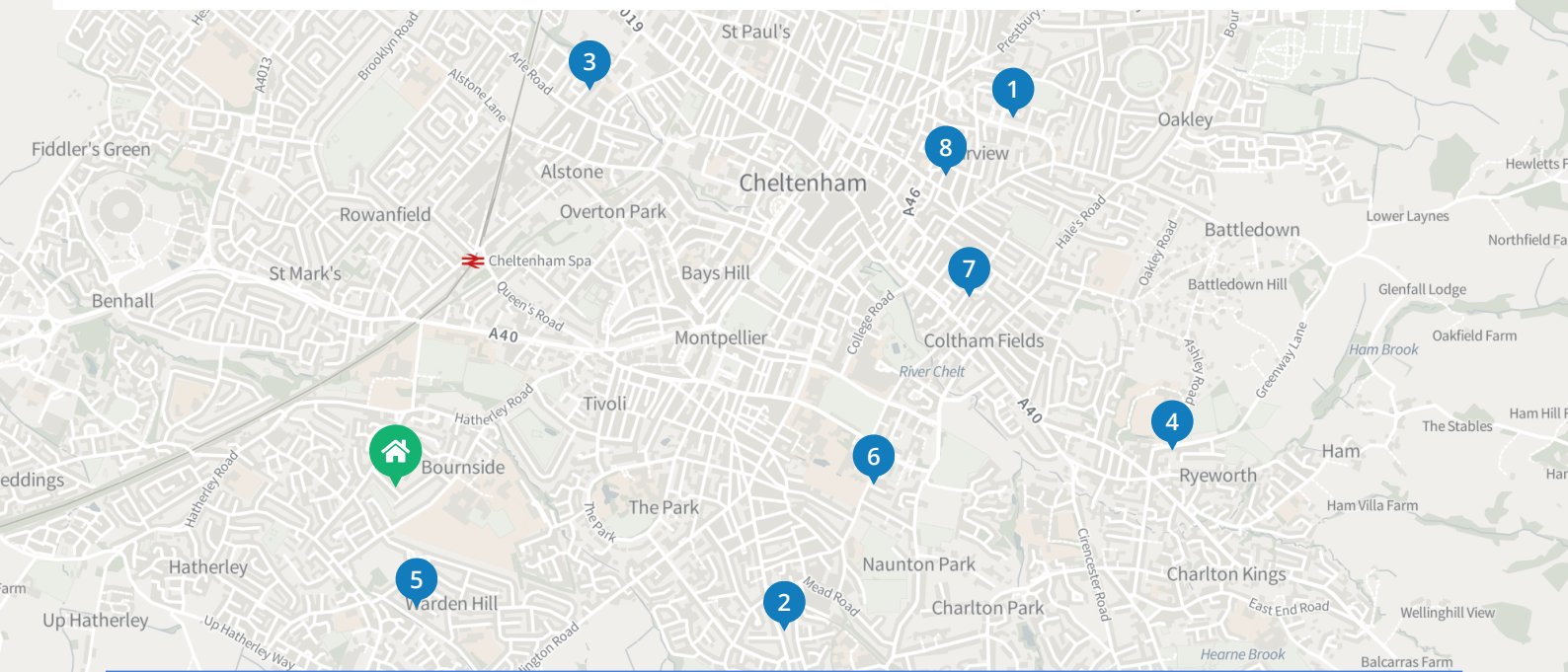
7

6, Fairview Close, GL52 2LB



First sold for: **£85,000**
First sold on: 4th May 2018
Last sold for: **£200,000** ▲ 135.3%
Last sold on: 24th Jan 2020
Time: 20 months

8



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