



Coln Gardens, Andoversford, GL54 4NB

In Excess of £325,000





## 9 Coln Gardens

Andoversford, Cheltenham

Nestled in a sought-after neighbourhood in Andoversford is this charming 3-bedroom terraced house which is well presented throughout.

Council Tax band: D

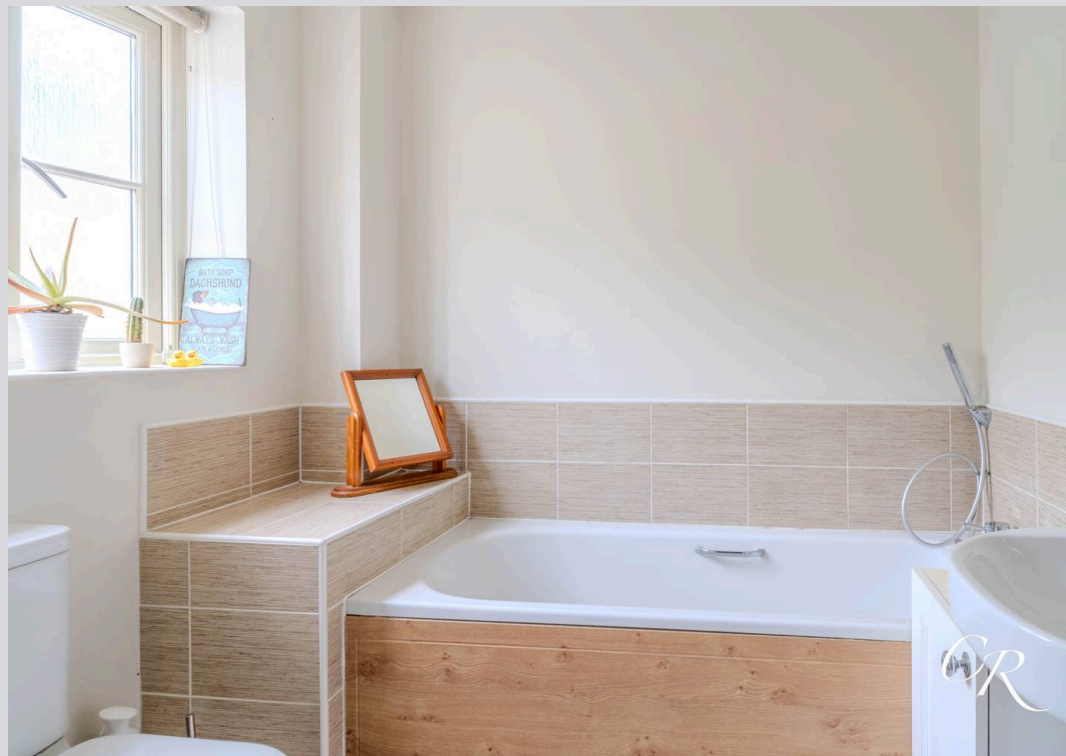
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedroom Terraced House
- Impressive Open Plan Kitchen Living Room
- Generous & Bright Master Bedroom
- Ensuite To Master Bedroom
- Large Garage Currently Used As Additional Reception Room
- Parking at Front of Property







Situated in a sought-after neighbourhood in Andoversford is this charming three bedroom terraced house which is well presented throughout. The impressive open plan kitchen living room is perfect for hosting friends and family gatherings. There are two generous bedrooms, an ensuite, family bathroom and a garage which is currently used as an additional reception room.

**Open Plan Kitchen Living Room:** Located on the first floor, this bright and generous space offers ample room for entertaining guests, and a well equipped kitchen. The kitchen offers a range of light grey wall and base units and further benefits from an integrated dishwasher, hob, oven and extractor hood.

**Master Bedroom:** Occupying the top floor of the house is the generous master suite, complete with dressing area and ensuite. This room is carpeted and has two skylights which allow in plenty of natural light.

**Ensuite:** The ensuite benefit's from tile effect flooring, WC, Basin and shower enclosure.

**Second Bedroom:** The second bedroom is situated on the second floor next to the master bedroom and benefits from carpeted flooring and a sky light.

**Third Bedroom:** Located on the first floor is the third bedroom which is generously proportioned and is carpeted.

**Family Bathroom:** Located on the first floor the bright bathroom offers part tiled walls, WC, Basin and Bath with handheld shower.

**Garage:** The garage is located on the ground floor and has been set up by the current seller to be used as an additional reception room, although this room as not been properly converted.

**Garden:** Outside, the enclosed garden benefits from a part decked area, ideal for relaxing after a long day, and a space for hassle-free vehicle parking, offering a blend of functionality and charm.

**Parking:** Allocated is available at the front of the property.

**Council Tax Band:** D

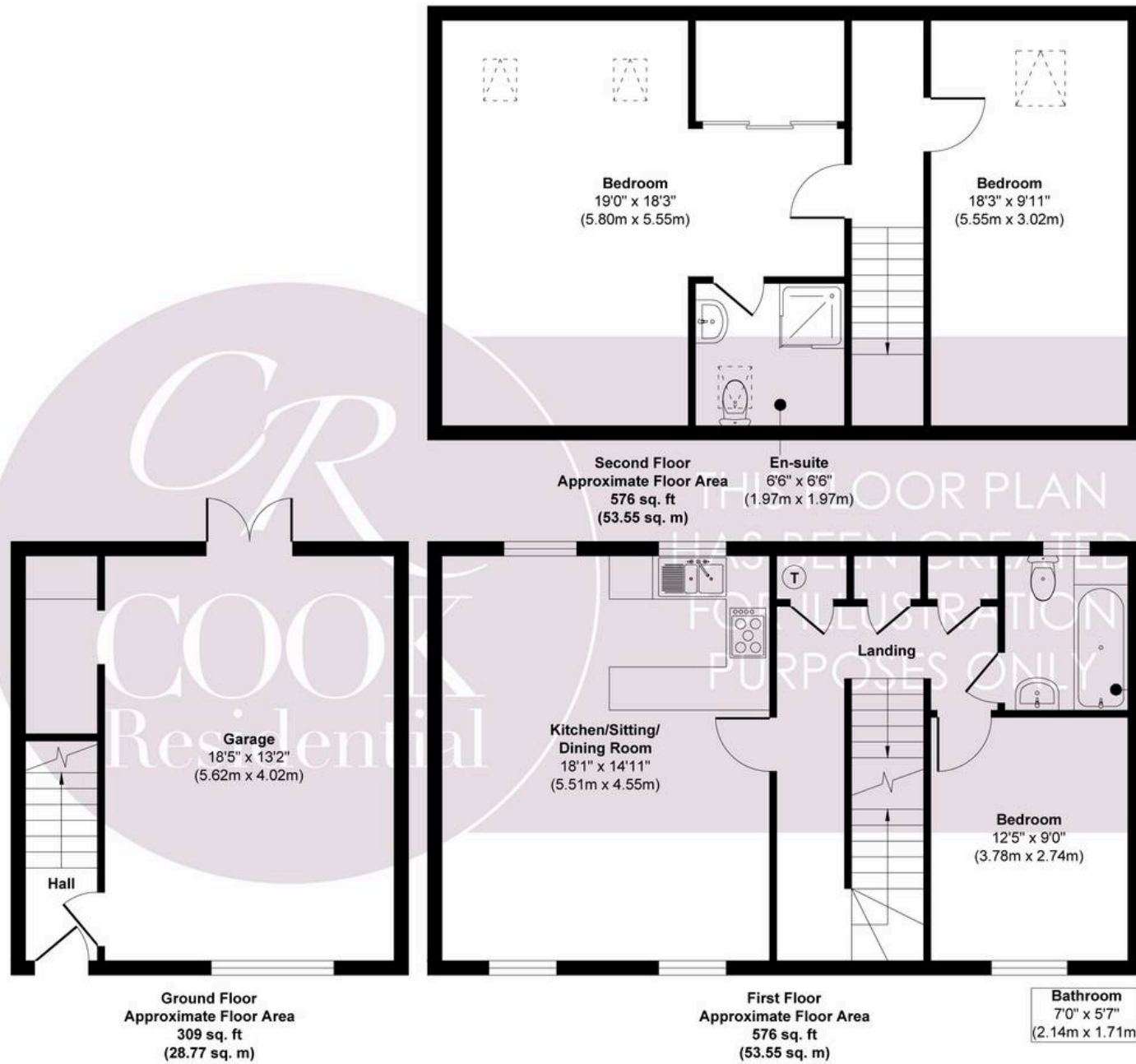
**Tenure:** Freehold

**Estate Charge:** £128p/a

**Local Area:** Andoversford is a charming Cotswold village located just under 6 miles from Cheltenham's Regency town centre. With convenient road links to Oxford and London, the village enjoys a tranquil countryside setting while remaining highly accessible. Amenities include a post office, traditional pub, and local schools including the award-winning Cotswold Secondary School.

All information regarding the property details, including its position on Freehold, is to be confirmed between the vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.









## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.