



Gloucester Road, Cheltenham - GL51 8NS

Cheltenham

CR
Guide Price £325,000



94 Gloucester Road
Cheltenham, Cheltenham

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Offered with no onward chain, this three bedroom period home offers an exciting opportunity for modernisation and personalisation. The property benefits from generous room sizes, a private garden with rear access, and a garage. Ideally positioned on Gloucester Road, it is close to transport links, local amenities, and Cheltenham Spa train station, making it an ideal purchase for first time buyers, investors, or those seeking a project.

Living Room: Located at the front of the property, the living room is a bright and welcoming space with a large window letting in plenty of natural light. Character features include exposed wooden floorboards and a chimney breast with a timber mantle.

Dining Room: The dining room sits at the heart of the home, featuring original floorboards and a large window that fills the space with natural light. There's room for a family dining table or additional furnishings. While the room would benefit from refurbishment, it provides a solid, characterful base for future improvements.

Kitchen: The property features a long galley style kitchen fitted with base units, worktops, and a gas hob. Windows to the side and rear allow for good natural light, and there is access to the garden via a rear door. While functional, the kitchen offers scope for modernisation and personalisation to suit individual tastes.

Bedroom One: A generous double bedroom with a large window to the front aspect, allowing for plenty of natural light. The room features exposed wooden floorboards and neutral décor, with scope for redecoration or further improvement.

Bedroom Two: A single bedroom overlooking the rear of the property, with stripped wooden flooring and neutral walls. Ideal as a child's bedroom, study, or guest room.

Bedroom Three: A compact third bedroom with a front-facing window, exposed wooden flooring, and white walls. Ideal as a nursery, office, or for occasional guests.

Bathroom: Fitted with a panelled bath and overhead shower, wash basin, and WC. The space would benefit from modernisation.

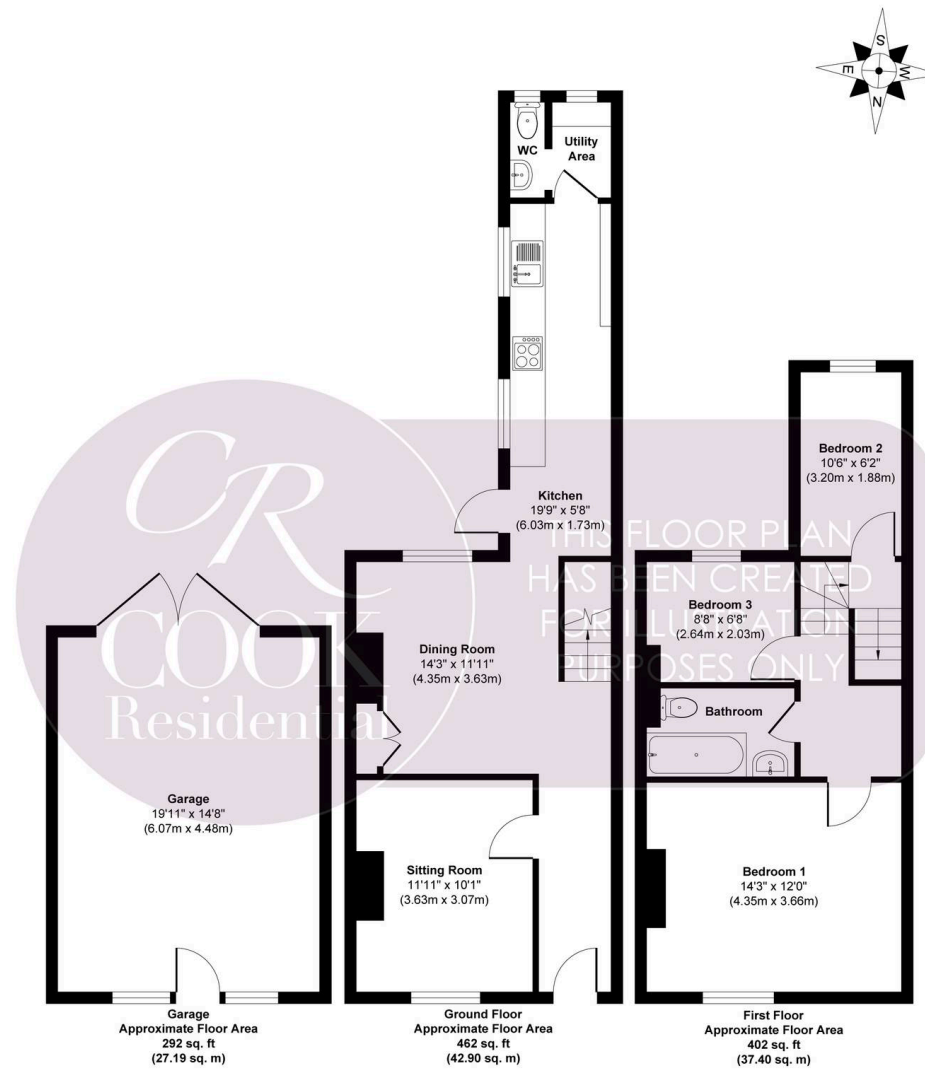
Garden and Garage: The property enjoys a private rear garden, mainly laid to lawn with a path leading to a brick built garage. The garage is accessible via a rear lane and offers useful storage or potential parking.

Location: The property is located on Gloucester Road, a popular and accessible area of Cheltenham. Ideally positioned for Cheltenham Spa train station, it also offers easy access to the M5 motorway, GCHQ, and the town centre. There are a variety of shops, cafes, and supermarkets nearby, as well as regular bus links. The area is also convenient for access to local parks and schools, making it a practical choice for commuters, families, and investors.

Council Tax Band: B

Tenure: Freehold

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



Approx. Gross Internal Floor Area 1156 sq. ft / 107.49 sq. m (Including Garage)
Approx. Gross Internal Floor Area 864 sq. ft / 80.30 sq. m (Excluding Garage)

Produced by Elements Property





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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.