



Dill Avenue, Cheltenham - GL51 0ET  
Cheltenham

Guide Price £264,000





29 Dill Avenue

Cheltenham, Cheltenham

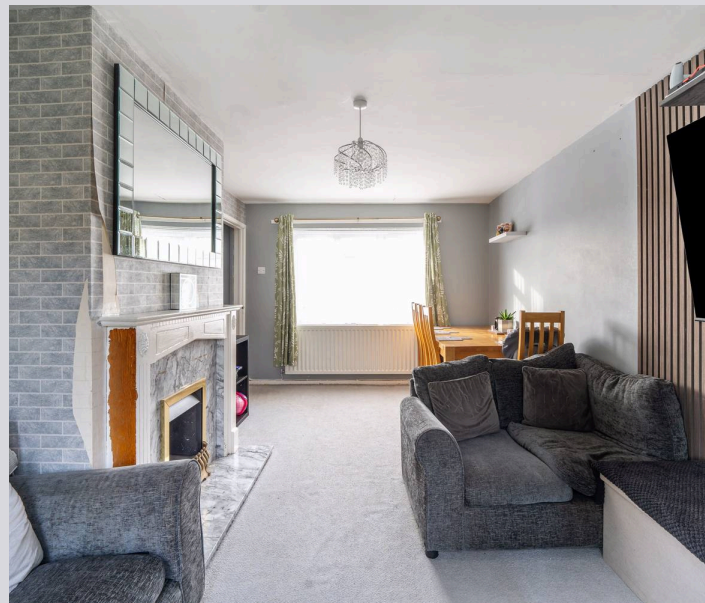
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Driveway Parking For Multiple Vehicles
- Enclosed Laid To Lawn Garden
- Close To Local Amenities
- Kitchen & Separate Utility Room
- Three Double Bedrooms







Cook Residential is delighted to present this fantastic three-bedroom semi-detached property, situated in the popular village of Bishops Cleeve. Boasting a private driveway for two vehicles, a spacious rear garden, and modern interiors, this home offers a perfect blend of style and practicality. Ideal for families or professionals, it is conveniently located near local amenities and transport links.

**Hallway and Cloakroom:** Entering the property, the hallway provides access to the cloakroom, the sitting room, and stairs to the first floor. The cloakroom includes a WC and basin for added convenience.

**Sitting Room:** The carpeted sitting room enjoys a front-facing aspect, creating a cosy and welcoming space for relaxation or entertaining.

**Kitchen/Diner:** Accessible from the sitting room, the rear-facing kitchen is a versatile and functional space. It features white wall and base units paired with a grey countertop, a built-in oven and gas hob, and space for a washing machine, dishwasher, and freestanding fridge freezer. There is ample room for a dining table, while patio doors lead directly to the garden, enhancing the connection to the outdoor space.

**Bedroom One:** A generous front-facing double bedroom with carpeted flooring, fitted mirrored wardrobes, and built-in storage. This room also benefits from an ensuite shower room, complete with a walk-in shower, basin, and WC.

**Bedroom Two:** A rear-facing double bedroom with carpeted flooring, offering ample space and versatility.

**Bedroom Three:** A single room or home office with a rear aspect, ideal for work-from-home setups or as a nursery.

**Family Bathroom:** The modern family bathroom includes a shower-over-bath, a basin, and a WC, providing functionality for the household.

**Garden:** The enclosed rear garden is primarily laid to lawn and bordered by fencing for privacy. This outdoor space is ideal for families, gardening enthusiasts, or summer entertaining.

**Additional Benefits:** There are solar panels on the roof

**Parking:** A private driveway at the side of the property accommodates two vehicles.

#### **Additional Information:**

- **Tenure:** Freehold
- **Council Tax Band:** C
- **Agent's Note:** Please be aware there are restrictions on the property title. Contact your agent for further details.

**Location:** Bishops Cleeve is a sought-after village offering excellent amenities, including shops, schools, and leisure facilities. Cheltenham is just a short drive away, providing access to a wider range of cultural, retail, and dining options, as well as excellent transport links via the A40 and M5. Cheltenham is a beautiful Regency Town, famous for its many festivals, including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup. In addition to its festivals, Cheltenham has an enviable reputation for its excellent schools, some of which are recognised internationally, including the renowned Cheltenham College and Cheltenham Ladies College. The town centre boasts a variety of local and high-street shops, eateries, bars and art galleries, attracting visitors from far and wide.

A viewing is highly recommended to fully appreciate the space, style, and location of this fantastic property.

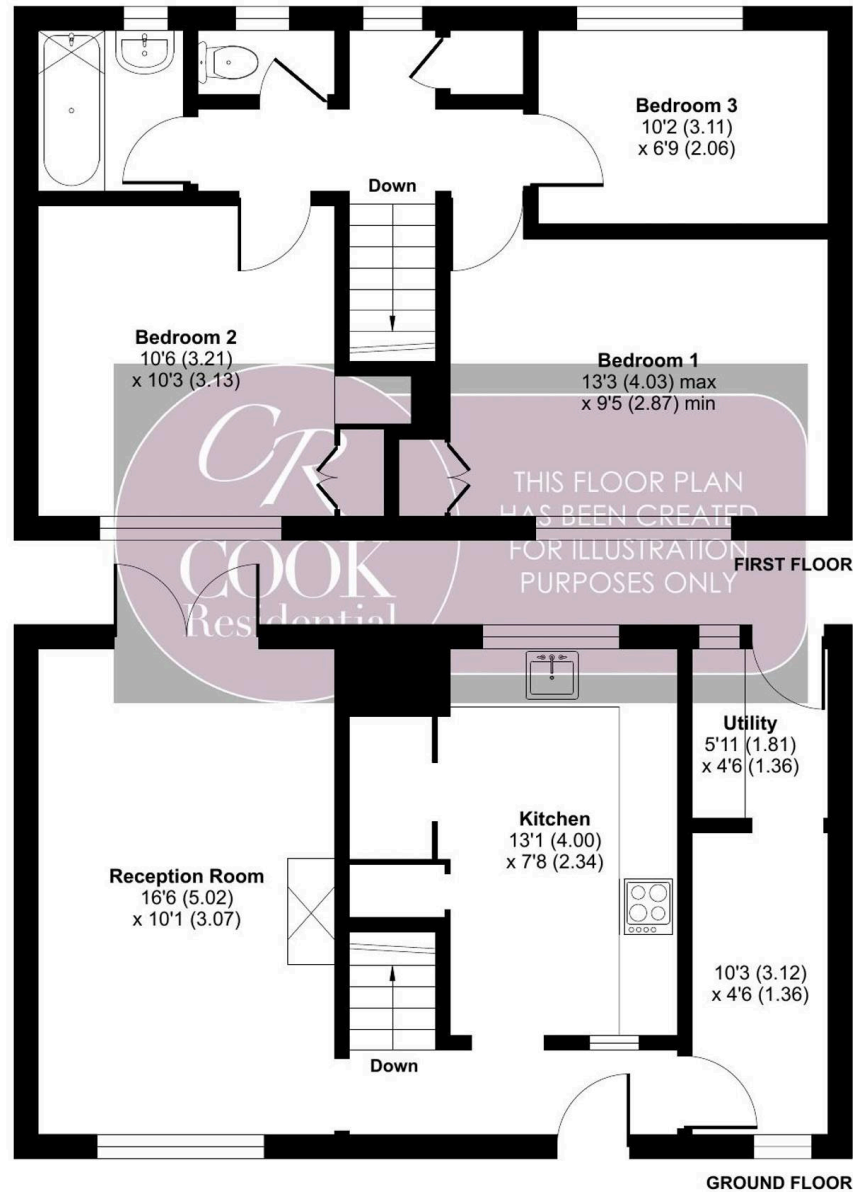




## Dill Avenue, Cheltenham, GL51

Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale







## Cook Residential

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

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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.