



Queens Road, Cheltenham - GL50 2NH

CR  
In Excess of £325,000





## 77a Queens Road

Cheltenham, GL50 2NH

Beautiful 3-bed detached home in serene location. Modern kitchen-diner, spacious living areas, and enclosed rear garden ideal for families, first-time buyers, or downsizers. Close to amenities and transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Unique Detached Three Bedroom Home
- Modern Kitchen / Dining Room
- Well Presented Throughout
- Conveniently Situated Near To Cheltenham Spa Railway
- Enclosed Rear Garden
- Off Street Parking







Nestled within a serene and convenient neighbourhood, this beautifully presented three-bedroom detached home offers a perfect blend of comfort and style. With spacious living areas, a modern kitchen-diner, and an enclosed rear garden, this home is ideal for families, first-time buyers, or those looking to downsize.

#### **Ground Floor**

**Entrance Hall:** A welcoming entrance hall leads to the main living areas and staircase to the first floor.

**Sitting Room:** The sitting room enjoys a large front and side facing window, filling the space with natural light. With ample room for seating and entertainment, this is a fantastic space to relax or host guests.

**Kitchen / Dining Room:** The modern kitchen-diner serves as the heart of the home, offering a sleek and stylish design with ample worktop space and integrated appliances. The dining area provides a perfect setting for family meals, with rear access through French Patio doors to the garden for seamless indoor-outdoor living.

#### **First Floor**

**Landing:** The landing provides access to all three bedrooms and the family bathroom.

**Bedroom One:** A spacious double bedroom positioned at the rear of the home, offering a peaceful retreat with garden views.

**Bedroom Two:** The second bedroom is another well-proportioned double, benefiting from a front-facing aspect and ample space for furniture.

**Bedroom Three / Home Office:** A versatile third bedroom, ideal as a nursery, home office, or single bedroom.

**Family Bathroom:** The modern bathroom is fitted with a three-piece suite, including a bath with overhead shower, washbasin, and WC, finished with stylish tiling.

**Parking:** The property benefits from off-street parking, ensuring convenience for residents and visitors.

**Enclosed Rear Garden:** A private and enclosed rear garden, offering a tranquil outdoor retreat. Whether relaxing in the sun or entertaining guests, this well-maintained space is perfect for enjoying outdoor living.

**Council Tax Band:** B

**Tenure:** Freehold

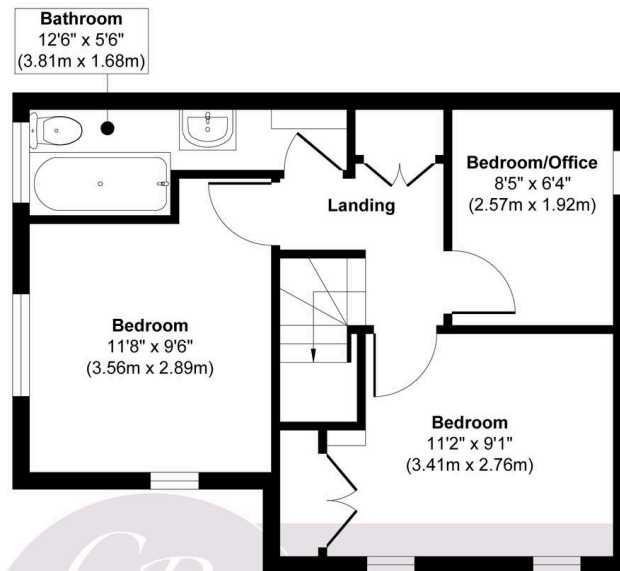
Viewings are strictly by appointment only. Please contact Cook Residential to arrange your exclusive tour.

**Location:** Situated within easy reach of Cheltenham Spa Railway Station, this home provides excellent transport links while being set in a peaceful residential area. With local amenities, parks, and reputable schools nearby, the location is both practical and desirable, making it an excellent choice for buyers seeking convenience and tranquillity.

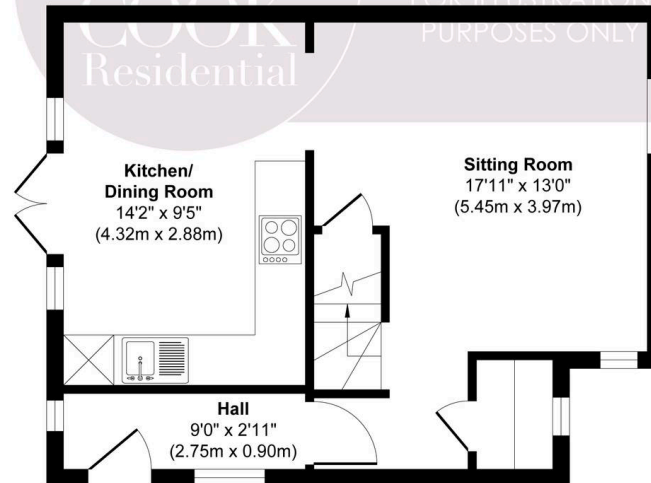
All information regarding the property details, including its Freehold status, is to be confirmed between vendor and purchaser solicitors.

All measurements are approximate and for guidance purposes only.





**First Floor**  
**Approximate Floor Area**  
365 sq. ft  
(33.99 sq. m)



**Ground Floor**  
**Approximate Floor Area**  
380 sq. ft  
(35.39 sq. m)

**Approx. Gross Internal Floor Area 745 sq. ft / 69.38 sq. m**

Produced by Elements Property





## 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.