



Roman Road, Cheltenham - GL51 8AA

Cheltenham

In Excess of £325,000





## 78 Roman Road

Cheltenham, Cheltenham

Charming 2-bed period home on Roman Road, with landscaped garden, stylish interior, and practical layout. Ideal central Cheltenham location with side garden access.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- Two Double Bedroom Victorian Home
- Original Features
- South Facing Landscaped Rear Garden
- Beautifully Presented Throughout
- Great Location Close To Local Amenities







Positioned on the desirable Roman Road and offered to the market with no onward chain, this beautifully presented two-bedroom period home boasts a thoughtfully landscaped rear garden, charming internal features, and generous living spaces. With council tax band B, freehold tenure, and side access to the rear garden, this character-filled property blends stylish design with practical layout and tranquil outdoor space.

**Sitting Room:** Located at the front of the property, the sitting room exudes character and warmth with its open working fireplace, complete with a tiled hearth and charming surround. The two front-facing windows are fitted with sleek white shutters, allowing for both privacy and style. Built-in cabinetry has been neatly installed into the alcoves, creating attractive and practical storage. Wooden effect flooring runs underfoot, adding to the room's traditional yet refined appeal.

**Dining Room:** Perfectly positioned at the heart of the home, the dining room offers ample space for entertaining or everyday dining. It enjoys a continuation of the wooden flooring, and there is direct access into the kitchen. A set of French doors open out to the south-facing rear garden, flooding the space with natural light and providing a seamless indoor-outdoor flow.

**Kitchen:** The galley-style kitchen is beautifully appointed with wooden countertops and stylish cabinetry. A gas hob sits beneath a fitted electric oven and cooker hood, and there is space and plumbing for both a dishwasher and washing machine. The wooden effect flooring continues through from the dining room, and the room has a bright and functional layout ideal for any home cook.

**Office:** Flowing through from the kitchen, the office is a fantastic addition, enjoying dual aspect views over the garden. With its peaceful setting and natural light, it makes for an ideal home workspace, garden room, or hobby area.

**Bedroom One:** The main bedroom is a generously sized double situated at the front of the house. Thoughtfully styled with shuttered windows and tasteful décor, it includes built-in storage and has a calm, inviting atmosphere.

**Bedroom Two:** Overlooking the rear garden, the second bedroom is also a good-sized double room. This lovely space would work equally well as a guest room or additional workspace and enjoys a pleasant outlook and natural light.

**Bathroom:** Centrally located on the first floor, the bathroom features modern tiling, a bath with overhead shower and glass screen, wash basin, and W/C. It offers a clean and functional layout with a bright finish.

**Outside Space:** To the front of the property lies a smart courtyard garden, providing curb appeal and a welcoming entrance. To the rear, the landscaped garden is a true haven and has been thoughtfully and beautifully designed to offer both privacy and tranquillity, with a generous patio area ideal for outdoor dining or entertaining. There is side access to the garden, a rare and valuable feature for terraced homes.

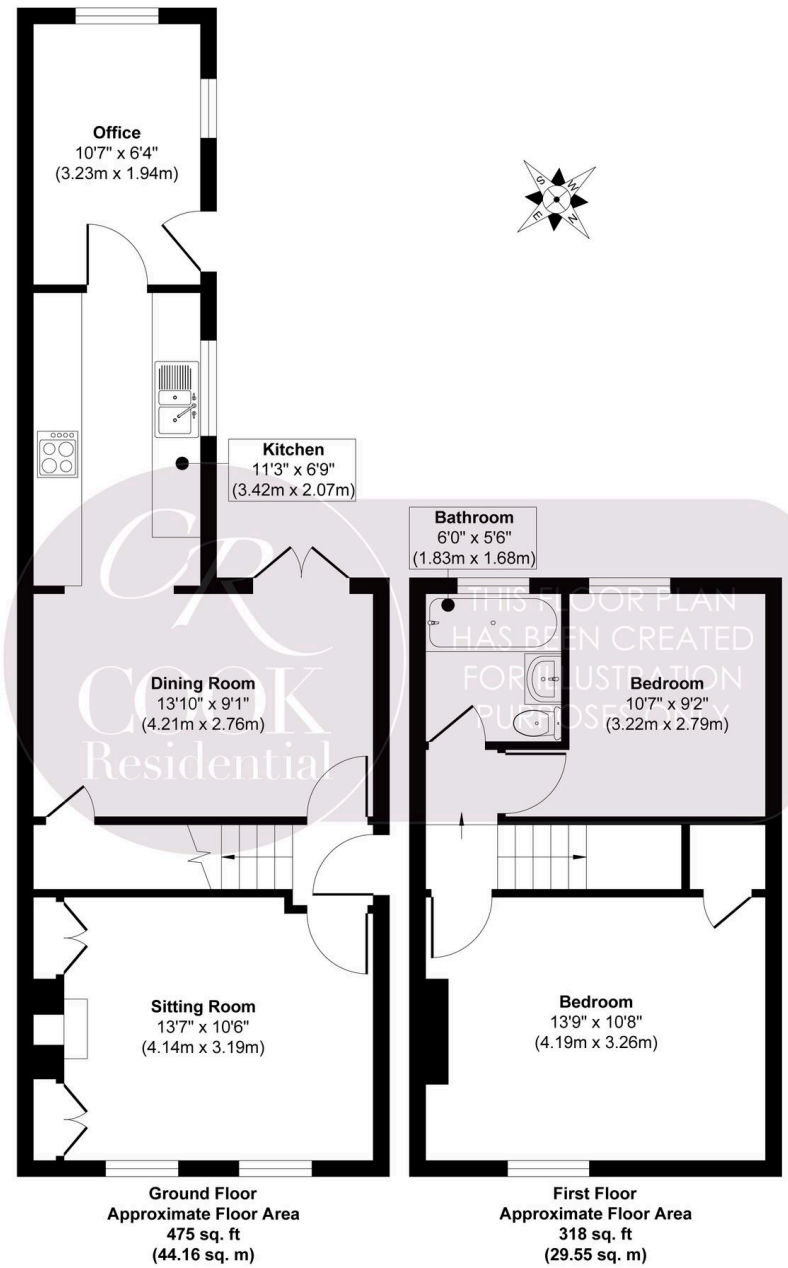
Tenure: Freehold

Council Tax Band: B

**Location:** Cheltenham is renowned for its Regency architecture, vibrant festivals, and excellent amenities. Roman Road offers superb access to the railway station, local shops, and the town centre, making it an ideal location for both commuters and those seeking a central lifestyle.

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





Approx. Gross Internal Floor Area 793 sq. ft / 73.71 sq. m

Produced by Elements Property







## Cook Residential

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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.