



Shelley Road, Cheltenham - GL51 7DR
Cheltenham

CR
£375,000



Shelley Road

Cheltenham, Cheltenham

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi Detached Property
- Two Reception Rooms
- Conservatory
- Large Rear Garden





Cook Residential is pleased to present this charming three-bedroom semi-detached home, situated in a peaceful neighbourhood. With parking for multiple vehicles, a spacious rear garden, and a beautifully light conservatory, this property offers a fantastic opportunity for a range of buyers.

Entrance Hallway: Upon entering, the hallway provides access to the principal ground-floor rooms and the staircase leading to the first floor.

Sitting Room: Dual aspect of the property, the sitting room is a welcoming space, featuring a seamless connection to the conservatory, which floods the room with natural light.

Conservatory: A wonderful addition to the home, the conservatory provides a tranquil space to relax while enjoying views of the rear garden.

Dining Room: Located at the front of the property, the separate dining room offers an ideal setting for formal dining or entertaining guests.

Kitchen: The sleek well-appointed kitchen features ample storage and workspace, with stylish cabinetry and countertops and a layout designed for efficiency and practicality.

Bedrooms: Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a generous double, while the second bedroom also provides ample space. The third bedroom offers flexibility as a home office, nursery, or guest room.

Bathroom: The family bathroom is located on the first floor and is fitted with a bath, an overhead shower, a WC, and a washbasin.

Exterior: The property boasts a large rear garden, creating a private oasis perfect for al fresco dining, gardening, or simply unwinding outdoors.

Parking: At the front, the driveway provides parking for multiple vehicles.

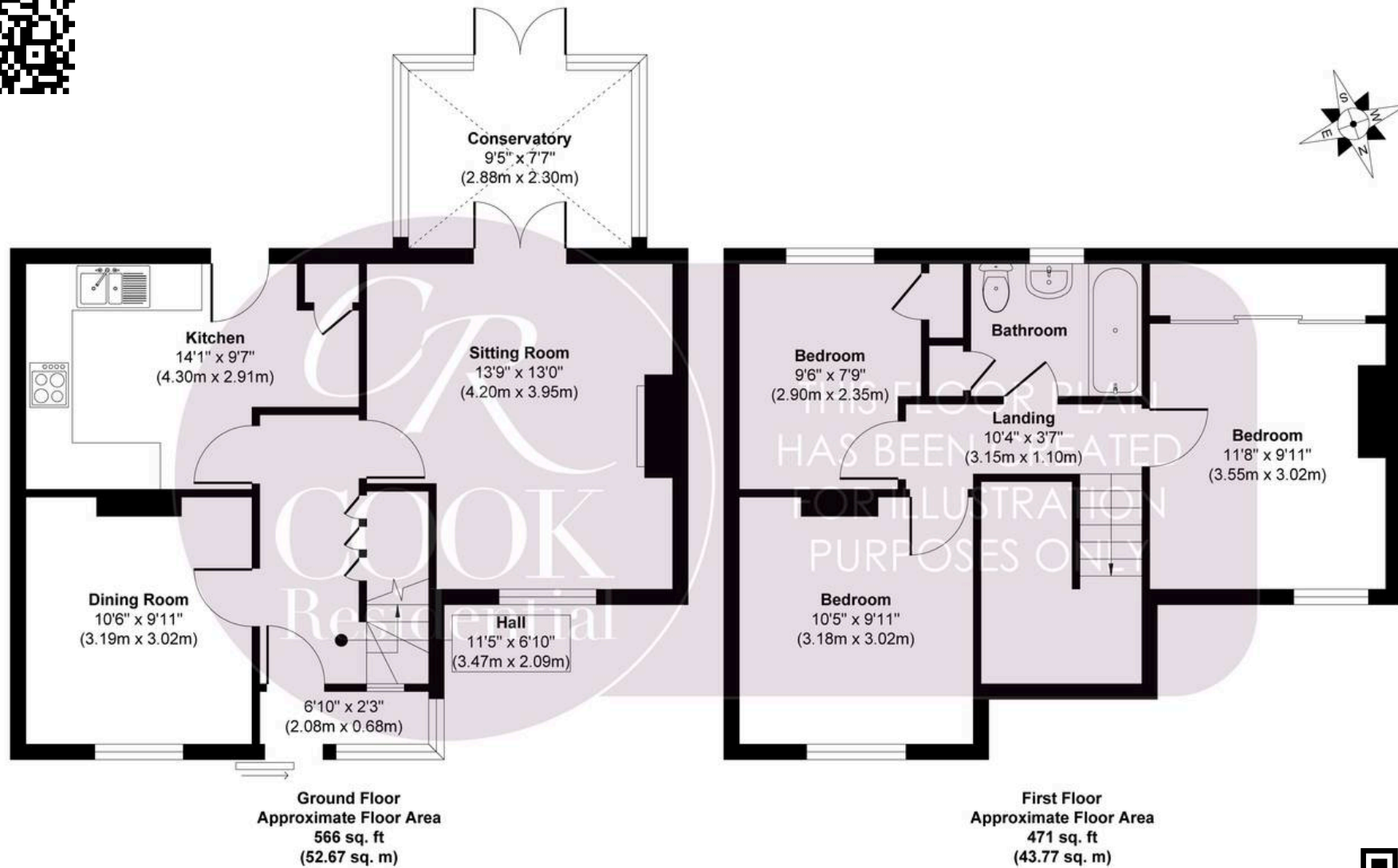
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Location: Ideally located in Cheltenham, this property is within easy reach of local shops, schools, GCHQ and amenities including King George V Park. The town is renowned for its Regency architecture, vibrant festivals, and excellent transport links, including access to the M5 and A40. Cheltenham Spa Railway Station is only a short distance away, ideal for commuters. Nearby attractions such as Pittville Park and the iconic Promenade add to the appeal of this fantastic location.

Viewings are strictly by appointment only. Please contact Cook Residential to arrange a viewing.

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.





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.