



Hartbury Close, Cheltenham - GL51 0NZ

Cheltenham

Guide Price £270,000

CR



37 Hartbury Close

Cheltenham, Cheltenham

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three or Four Bedroom Property
- Open Plan Kitchen / Dining Room
- Utility / Cloakroom
- Popular Springbank Location
- Enclosed Rear Garden
- Driveway parking For Two Vehicles





This beautifully presented three-bedroom terraced home is situated in the popular Springbank area of Cheltenham, offering a fantastic blend of modern elegance and practicality. With versatile living spaces, an enclosed rear garden, and driveway parking, this home is perfect for families, professionals, or those looking for flexible accommodation.

Ground Floor

Step inside to discover a thoughtfully designed layout, where modern touches and a warm, inviting ambience make this home truly special.

Kitchen/Dining Room: At the heart of the home lies the open-plan kitchen and dining area, an ideal space for family gatherings and entertaining guests. This stylish and practical space features ample cabinetry, sleek worktops, and integrated appliances, there is space for a standing fridge freezer there is tiled flooring providing everything needed for culinary creativity. The dining area offers plenty of room for a table and chairs, making it a natural hub for mealtimes.

Sitting Room: The spacious sitting room iis front aspect with ample natural light creating a bright and airy feel. This room is perfect for unwinding after a long day or enjoying cosy evenings with loved ones.

Utility & Cloakroom: A practical utility room offers space for laundry appliances, while the cloakroom includes a handy WC, adding extra convenience to the ground floor.

Office / Reception Room / Bedroom Four: A versatile additional room on the ground floor can serve as a bedroom, home office, second reception room or playroom, making this home adaptable to suit your needs.

First Floor

Upstairs, there are two double bedrooms and a single bedroom offering versatile options to the new owners.

Bedroom One: The spacious principal bedroom boasts ample room for furnishings and storage options, and is perfect for unwinding at the end of the day.

Bedroom Two: A light and airy second bedroom, ideal for guests, children, or even a dressing room, depending on your lifestyle needs.

Bedroom Three: The third single bedroom is ideal as children's bedroom or has potential as a home office, nursery or dressing room, ensuring flexibility for modern living.

Bathroom: The contemporary bathroom is fitted with a bath, overhead shower, wash basin, and WC, creating a stylish and functional space.

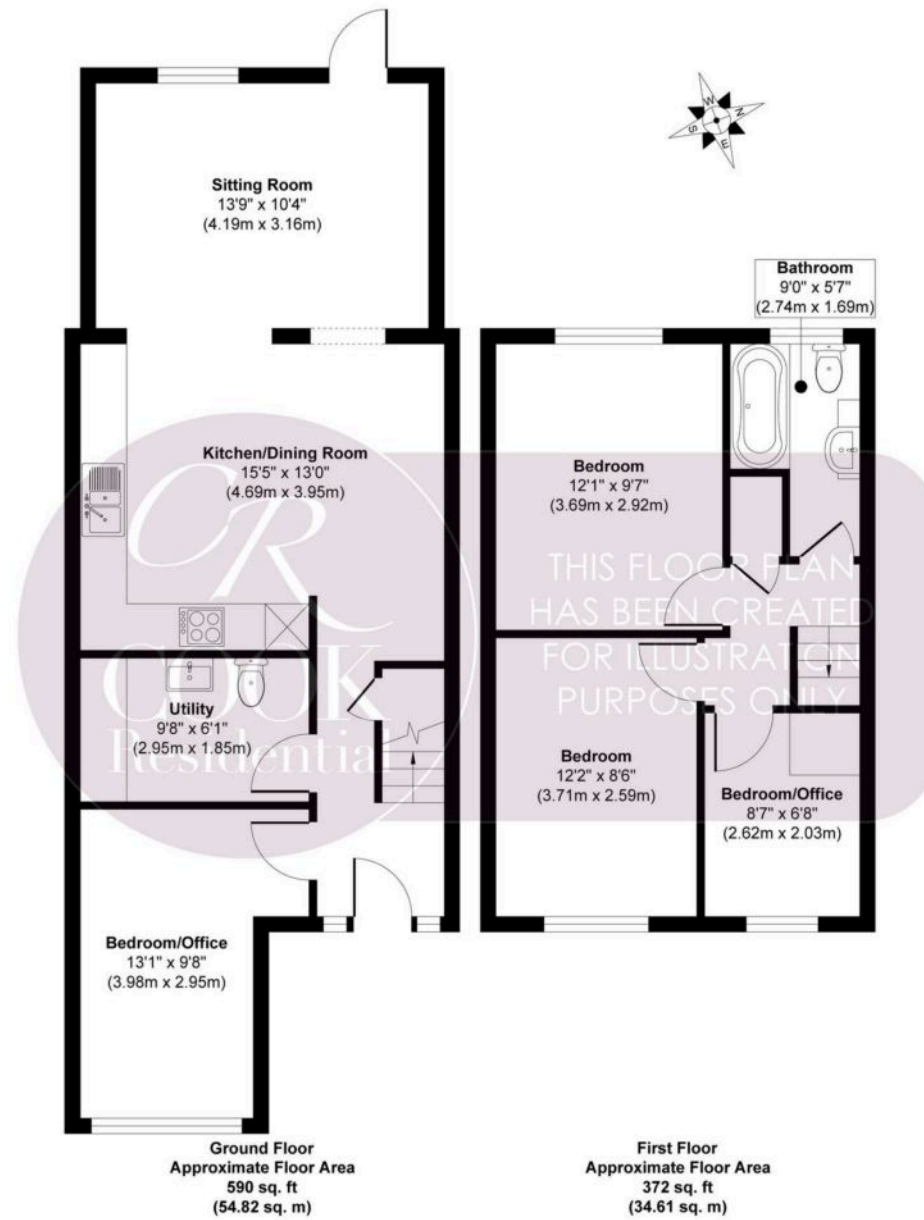
Garden: The enclosed rear garden provides a private sanctuary, perfect for relaxing, hosting summer barbecues, or letting children play safely. Whether you envision a spot for morning coffee or an outdoor dining space for entertaining, this garden offers endless possibilities.

Parking: To the front, driveway parking for two vehicles adds a level of convenience that makes day-to-day living effortless.

Location: Springbank is a thriving residential area in Cheltenham, offering a wonderful sense of community with excellent local amenities, including shops, schools, and parks. With easy access to the town centre, GCHQ, and major transport links, this location is ideal for commuters and those who enjoy the convenience of town living while still benefiting from peaceful surroundings.

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

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.



Approx. Gross Internal Floor Area 962 sq. ft / 89.43 sq. m

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.