



Wordsworth Avenue, Cheltenham - GL51 7DY

Guide Price £315,000



## Wordsworth Avenue

Cheltenham, GL51 7DY

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Driveway for Multiple Vehicles
- Three Bedrooms
- Landscaped Garden with Patio
- Immaculately Presented Throughout
- Popular St Marks Location





Cook Residential is delighted to present this beautifully presented and recently refurbished three bedroom semi detached home, located on the popular Wordsworth Avenue in St. Mark's. Boasting a bright and modern interior, this fantastic home features a spacious open plan living and dining area with herringbone flooring, a stylish kitchen, and a contemporary bathroom.

**Living & Dining Room:** This bright and airy open plan space has been tastefully refurbished to create a welcoming hub of the home. The herringbone flooring adds a touch of elegance, and French doors lead seamlessly out to the garden, making it perfect for both everyday living and entertaining.

**Kitchen:** A separate, modern kitchen sits to the rear of the property and features attractive tiled flooring, integrated oven, gas hob, and stylish units. There is direct access to the rear garden, enhancing the home's practicality.

**Downstairs WC:** Conveniently located on the ground floor, the modern downstairs toilet includes sleek fittings and is finished to a high standard.

**Bedrooms:** Upstairs, the property offers three good sized bedrooms, all finished with fresh décor. The master bedroom features a beautiful original style fireplace, adding character to this bright and spacious room.

**Bathroom:** Recently refurbished, the bathroom includes a bath with overhead shower, contemporary black fixtures and fittings, sleek tiling, and a black heated towel rail, offering a stylish and luxurious feel.

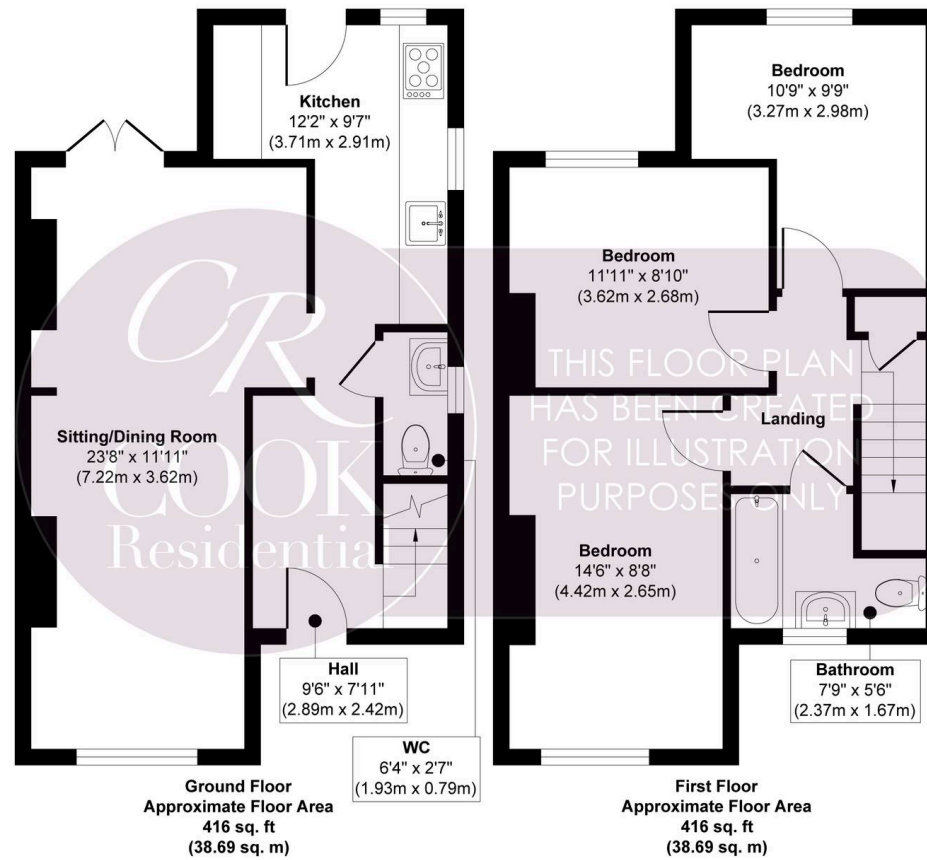
**Garden:** The private rear garden offers a patio area ideal for outdoor dining, a lawned space, and a garden shed for storage. It's a fantastic spot for enjoying the sunshine or entertaining guests.

**Driveway:** To the front of the property, a private driveway provides parking for two vehicles, with additional on street parking available.

**Tenure:** Freehold

**Council Tax Band:** C

**Location:** Wordsworth Avenue is located in the heart of St. Mark's, a well-established and popular area of Cheltenham. The property is within walking distance of local shops, excellent primary and secondary schools, and convenient bus routes. Cheltenham town centre, Cheltenham Spa train station, the M5 motorway, and GCHQ are all easily accessible, making it an ideal location for commuters and families alike.



Approx. Gross Internal Floor Area 832 sq. ft / 77.38 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.