



Trelawn Court Rodney Road, Cheltenham - GL50 1JJ

Guide Price £625,000



Trelawn Court Rodney Road Cheltenham, GL50 1JJ

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Five Bedroom Town House
- Two Bathrooms
- Sought After Central Location
- Flexible Living Space
- Enclosed South Facing Garden
- Private Garage Parking



Nestled in a sought-after central location, this five-bedroom townhouse offers an impressive blend of space, style, and practicality. Spanning three well-proportioned floors, the home boasts versatile living spaces, two bathrooms, and a south-facing garden, making it ideal for families, professionals, or those seeking a spacious city home.

With a beautifully designed interior layout and a thoughtfully arranged floor plan, this home offers an exceptional lifestyle opportunity in a prestigious location.

Entrance Hall: Stepping inside, the welcoming entrance hall provides access to the main living area while offering a practical space for coats and shoes. The staircase leads to the upper floors, enhancing the home's elegant flow.

Sitting Room: A bright and spacious sitting room, filled with natural light from the front-facing window. This generously proportioned space is perfect for both relaxing and entertaining, offering ample room for comfortable seating and a dining area if desired.

Kitchen: Situated at the rear of the property, the well-appointed kitchen is designed for both practicality and style. Featuring modern appliances, sleek cabinetry, and ample work surfaces, this space is perfect for cooking and entertaining. The direct garden access enhances its appeal, making outdoor dining effortless.

First Floor Landing: A spacious and bright landing, providing access to two bedrooms and the main bathroom.

Bedroom One: This beautifully proportioned double bedroom is an inviting retreat, offering ample space for furnishings and bathed in natural light.

Bedroom Two: Another generous double bedroom, ideal as a guest room, child's bedroom, or home office. The neutral décor enhances the sense of space and light.

Bathroom: A well-appointed family bathroom, fitted with a bathtub with shower over, WC, and washbasin. The contemporary finish adds a stylish touch.

Second Floor Landing: Providing access to the three additional bedrooms and the shower room.

Bedroom Three: A spacious and bright double bedroom, offering a peaceful space to unwind. This room enjoys plenty of natural light and ample storage potential.

Bedroom Four: This versatile bedroom is well-proportioned and could serve as a comfortable guest room, study, or additional living space.

Bedroom Five / Office: A flexible space that could be used as a bedroom, office, or dressing room, depending on your needs.

Shower Room: A contemporary shower room, fitted with a walk-in shower, WC, and washbasin.

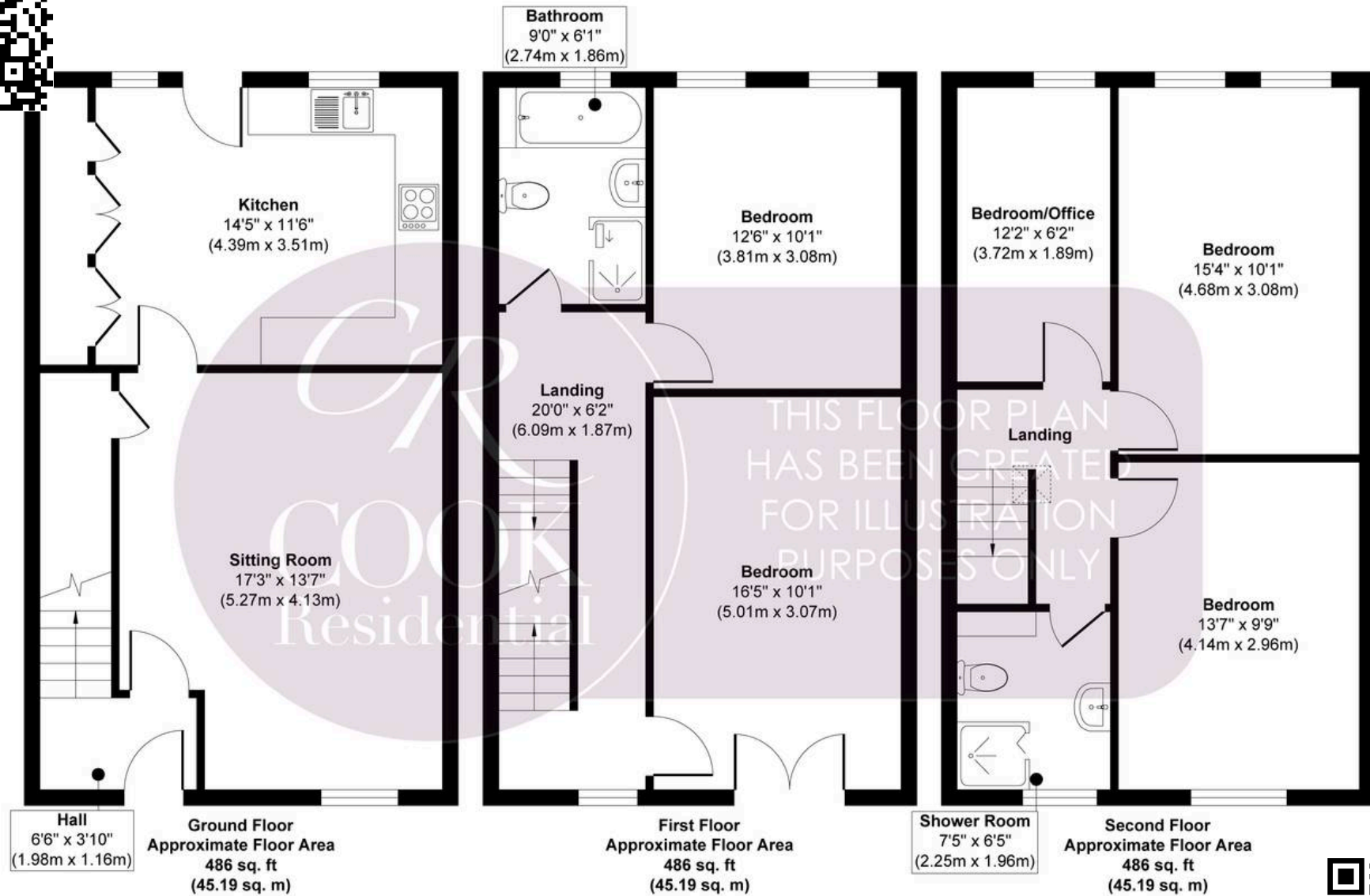
South-Facing Garden: The enclosed south-facing garden provides a private oasis in the heart of the city. Whether you're looking to entertain, relax, or enjoy al fresco dining, this low-maintenance outdoor space is perfect for all occasions.

Private Garage Parking: A rare and valuable feature, the property benefits from private garage parking, ensuring both security and convenience.

Tenure: Freehold

Council Tax Band: E

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



Approx. Gross Internal Floor Area 1458 sq. ft / 135.57 sq. m

Produced by Elements Property





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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.