



Gloucester Road, Cheltenham - GL51 8NE

Guide Price £400,000



Gloucester Road

Cheltenham, GL51 8NE

No Onward Chain! Versatile Freehold property with two self-contained flats. Private entrances, integrated appliances, modern shower rooms, and garden space. Ideal for investment or multi-generational living. Close to Cheltenham Town Centre.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Freehold Apartment Building Comprising of Two Flats
- Each Flat Benefits From Two Double Bedrooms
- Investment Opportunity
- Includes Two Outbuildings
- Fantastic Cheltenham Location
- Courtyard Gardens
- No Onward Chain





Offered to the market with No Onward Chain, this versatile Freehold property offers an excellent investment opportunity. The building comprises of two well-presented, completely self-contained flats, each with its own private entrance, consumer unit, and boiler. Occupying a convenient position close to Cheltenham Town Centre, the residence also benefits from a private courtyard garden, front garden, and two generous outbuildings to the rear, which historically served as staff facilities. Both flats feature integrated appliances, laminate flooring, and modern shower rooms, making the property ideal as an investment opportunity or for multi-generational living.

Ground Floor Flat

Private Entrance: Accessed via the front garden, the ground floor flat enjoys its own private entrance, providing complete independence from the upper flat.

Kitchen / Dining Room: Set at the front of the property, this generous kitchen and dining space offers a sociable, light-filled setting for everyday living. The kitchen is equipped with integrated appliances and ample storage and worktop space.

Bedroom One: Positioned to the rear and overlooking the courtyard, this well-proportioned double bedroom offers a quiet and private retreat, with smart laminate flooring.

Bedroom Two: A further versatile bedroom, ideal for guests, a child’s room or study.

Shower Room: The stylish shower room comprises a walk-in shower, wash basin, and WC, with tiled surrounds and a clean contemporary finish.

Outside Space – Ground Floor Flat:The ground floor flat enjoys exclusive use of a rear **courtyard garden**, providing a peaceful low-maintenance space for relaxing outdoors. There is also a second large yard belonging to this property. A small **front garden** adds curb appeal and additional outdoor space.

First Floor Flat

Private Entrance: This flat also benefits from its own separate entrance, accessed via a side door and stairwell leading to the first floor.

Lounge / Dining Room : A generously sized reception room with space for both lounge and dining furniture. The dual aspect windows allow for plenty of natural light, making this an ideal entertaining or relaxation space.

Kitchen: The kitchen is positioned off the hallway and includes a range of fitted units and integrated appliances, with a window overlooking the rear.

Bedroom One: Located at the front of the flat, the principal bedroom includes a large bay window and generous floor space.

Bedroom Two: A second bedroom, positioned at the rear of the flat, also benefits from neutral décor and modern laminate flooring.

Shower Room: This shower room is finished in a similar modern style and comprises a walk-in shower, WC and basin.

Outbuildings & Additional Features: At the rear of the plot are two outbuildings. Historically used as a staff tea room and washroom by previous owners, these buildings include washing facilities and offer excellent scope for use as storage, a workshop, or potential conversion (subject to relevant consents). The current vendor pays business rates on the outbuilding / garage.

One of the buildings was formerly used as a garage, although it has not functioned as such since the 1980s.

Parking: Permit parking is available in the area/**Tenure:** Freehold/**Council Tax Bands:** Ground Floor Flat: A/**First Floor Flat:** A/**EPC Ratings:**Ground Floor Flat: C/**First Floor Flat:** D

Location: Located on Gloucester Road, the property sits just a short walk from Cheltenham Spa train station, the town centre, and a wide range of amenities. With easy access to major routes including the A40 and M5, this central position is ideal for commuters, tenants, or families alike.

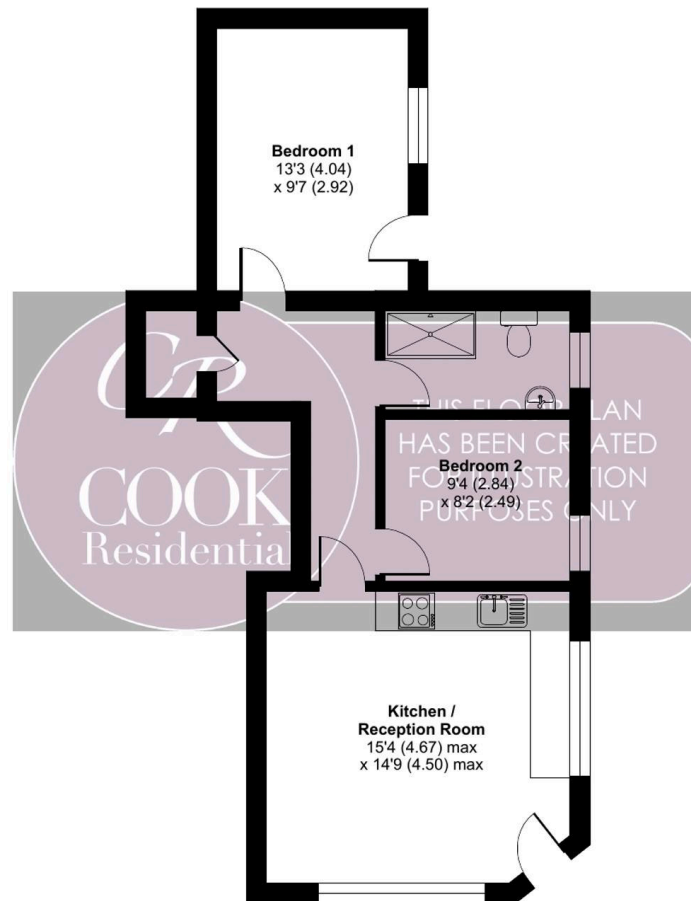
All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Gloucester Road, Cheltenham, GL51

Approximate Area = 581 sq ft / 54 sq m

For identification only - Not to scale



GROUND FLOOR





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.