



Arle Avenue, Cheltenham - GL51 8LE

*CR*  
Guide Price £325,000





## Arle Avenue

Cheltenham, GL51 8LE

Modern 3-bed semi-detached on Arle Ave with open-plan living, low-maintenance garden, and parking. Ideal for first-time buyers or families seeking stylish, practical home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedroom Semi Detached Home
- Situated In The Cheltenham Suburb of Arle
- Open Plan Living
- Well Presented Throughout
- Small Courtyard Garden
- Driveway Parking







A well-presented and modern three bedroom semi-detached home, Arle Avenue offers contemporary open-plan living in a popular residential area. With a generous open-plan kitchen/sitting/dining area, a low-maintenance garden, and allocated off-road parking, this Freehold property is ideal for first-time buyers, professionals, or small families seeking a stylish yet practical home.

**Kitchen, Sitting & Dining Area:** Located on the ground floor and spanning the full width of the home, the open-plan living area is a bright and sociable space. The kitchen is fitted with sleek high-gloss white cabinetry, a built-in fridge/freezer, electric oven, hob, and extractor fan, plus an integrated dishwasher and washing machine. A large area remains for both lounge and dining furniture, with French doors leading directly to the rear garden, flooding the space with natural light and enhancing the indoor-outdoor connection.

**Bedroom One:** Set to the front of the property, the principal bedroom is a comfortable double. It features an en-suite shower room for added convenience, including a shower enclosure, WC and wash basin.

**Bedroom Two:** Positioned at the rear of the property, this second double bedroom offers a good-sized space for sleeping or working, with natural light from a Juliette balcony overlooking the garden with easy access to the family bathroom.

**Bedroom Three / Office:** A versatile third bedroom located at the rear of the house, perfect for use as a nursery, guest room or dedicated home office. Compact yet functional, it benefits from a rear garden facing window for natural light.

**Bathroom:** The main bathroom is located on the first floor and includes a modern three-piece suite: panelled bath with shower over, WC, and wash basin, finished with contemporary tiling and chrome fittings.

**Cloakroom:** Conveniently located off the entrance hallway, the ground floor WC includes a toilet and wash basin, offering additional practicality for guests or family life.

**Garden:** The rear garden is fully enclosed and laid to patio for easy maintenance. Accessible via French doors from the main living area, it offers a private outdoor space perfect for relaxing or entertaining.

**Parking:** The property includes allocated driveway parking.

**Tenure:** Freehold

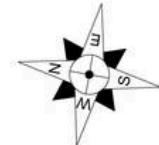
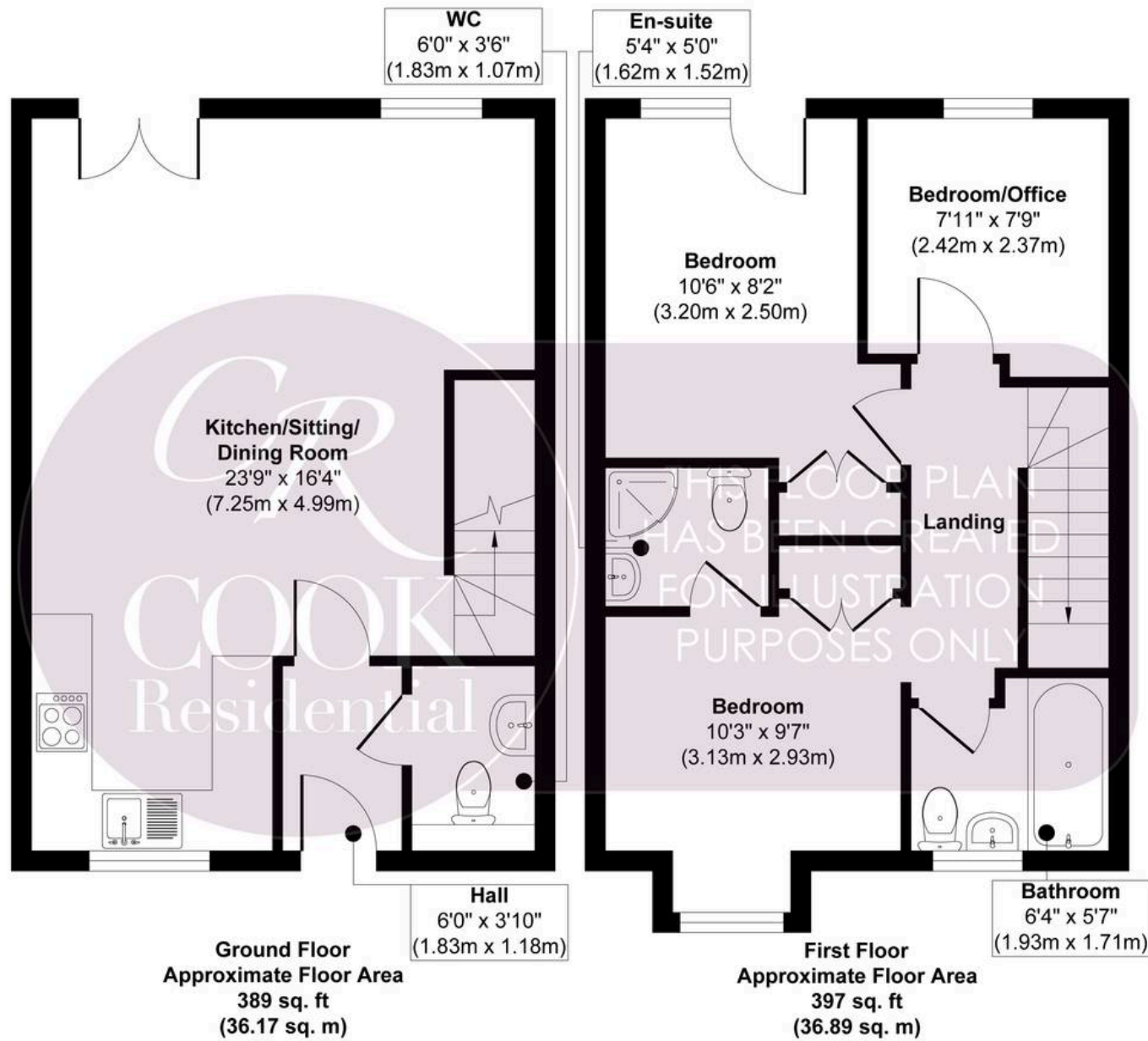
**Council Tax Band:** C

**Service Charge:** £299 Per Annum

Location: Arle Avenue is a residential area conveniently positioned for access to both Cheltenham town centre and the A40 for commuting. Local amenities, schools, and green spaces are all within easy reach, with good public transport links and a strong community feel.

All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance 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.