



Duke Street, Cheltenham - GL52 6BP

Guide Price £375,000



70 Duke Street

Cheltenham, Cheltenham

Attractive 3 bed end of terrace home on Duke Steet, Cheltenham with versatile reception areas, stylish kitchen/dining room, good sized rear garden & parking

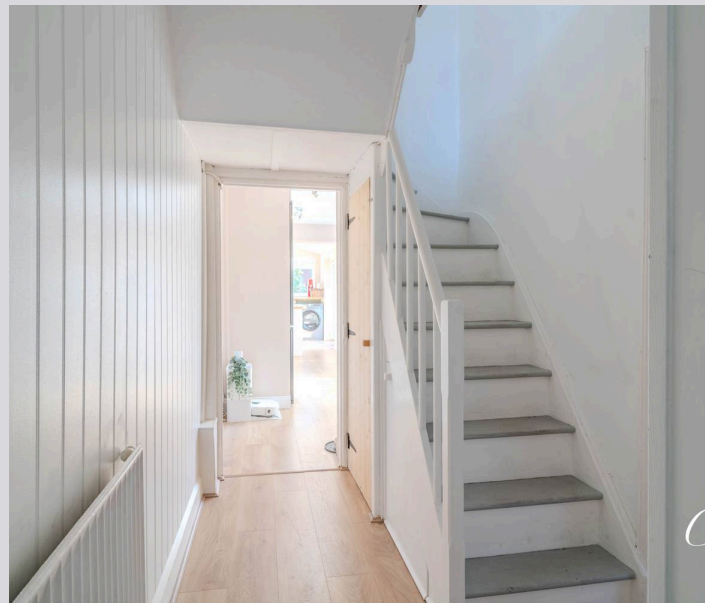
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three Bedroom End of Terrace Home
- Situated in The Popular Area of Fairview
- Bright Kitchen/Diner with Breakfast Bar
- Beautiful Views To Cleeve Hill
- Enclosed Laid To Lawn Rear Garden
- Permit Parking Available





Situated on Duke Street in Cheltenham, this attractive end-of-terrace home offers a blend of character and practicality. Benefitting from a good-sized rear garden, the property is arranged across two floors with three bedrooms, versatile reception areas, and a stylish kitchen/dining room. With its convenient setting in the popular area of Fairview, it benefits from being just a short walk to the Town Centre, local amenities and excellent schools, this home presents a superb opportunity for families, first-time buyers, or professionals alike.

Ground Floor

Entrance Hallway & Staircase: On entering the property, a welcoming hallway sets the tone with light wood effect flooring and a neutral palette. The hall provides access to the main ground floor rooms, while a staircase with painted balustrade leads to the first floor. A useful under-stair cupboard offers additional storage.

Sitting Room: Located at the front of the property, the sitting room is an inviting reception space with natural light from a large window. Decorated in soft neutral tones, the room accommodates both sofas and further furnishings, while alcove shelving and a feature recess add character. A warm and cosy retreat, it is ideal for everyday living or entertaining guests.

Office: A versatile ground floor room, currently used as a study, with views over the rear garden. Well-proportioned and filled with natural light, it is perfect for home working, study, or as a creative hobby space.

Kitchen / Dining Room: This bright and sociable kitchen/dining space features white cabinetry, wood-effect worktops, and a breakfast bar with seating. Modern fittings include an oven, hob, and extractor set against tiled splashbacks. To the rear, a utility section offers space for laundry appliances. Large windows and sliding patio door allow light to pour in and opens directly to the garden, making this the hub of the home.

First Floor

Master Bedroom: A generous double bedroom at the front of the property, enhanced by dual windows that flood the room with natural light. With exposed wooden floorboards and ample space for freestanding furniture, it offers a bright and calming retreat.

Bedroom Two: Overlooking the garden, this comfortable double room is presented in neutral décor and enjoys plenty of light through a large window. A flexible space, perfect as a guest bedroom or family room.

Bedroom Three: A charming single room, currently styled as a nursery. Neutral decoration, soft carpeting, and a rear facing window create a cosy and practical space, equally suitable as a child's bedroom, dressing room, or study.

Bathroom: The family bathroom is presented with contemporary tiling and a modern suite comprising a paneled bath with overhead shower, a low-level WC, and a wash hand basin set into a vanity unit with storage. A frosted window provides both privacy and natural light.

Garden: The rear garden provides an excellent balance of lawn and patio areas, with raised beds for planting. A smart patio is ideal for outdoor dining, while the enclosed lawn offers space for relaxation or play. Side access adds further convenience and security.

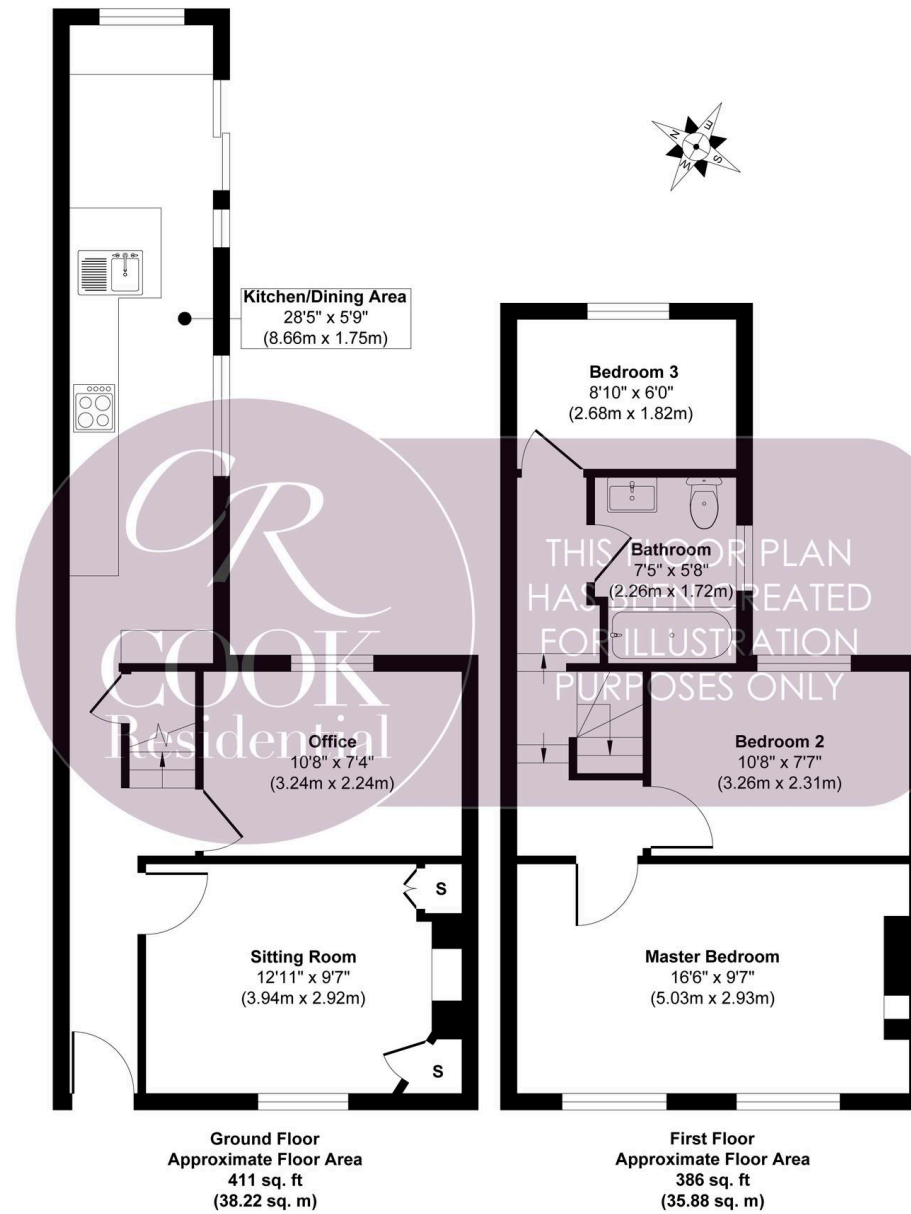
Parking: There is permit parking available for up to two vehicles arranged via the local authority. The property is situated in Zone 15.

Tenure: Freehold

Council Tax Band: C (Cheltenham Borough Council)

Location: Situated in the desirable Fairview district of Cheltenham, this home enjoys a prime setting close to the Town Centre. A wide choice of cafés, pubs, independent shops, and restaurants are within walking distance, while excellent schools such as St John's Primary School, Cheltenham College, and Cheltenham Ladies' College are all nearby. Healthcare is well-catered for with Cheltenham General Hospital less than half a mile away, alongside local GP surgeries. For commuters, Cheltenham Spa Railway Station lies just over a mile and a half away, with easy access to the A40 and M5. Local parks and leisure spaces also ensure plenty of outdoor opportunities in the surrounding area.

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



Approx. Gross Internal Floor Area 797 sq. ft / 74.10 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.