



St. Georges Drive, Cheltenham, GL51 8NX

CR
Guide Price £175,000



St. Georges Drive

Cheltenham, GL51 8NX

A two-bedroom first-floor maisonette with well-proportioned accommodation, offering a share of the freehold. Benefiting from street parking, a private rear garden and No Onward Chain.

Council Tax band: A

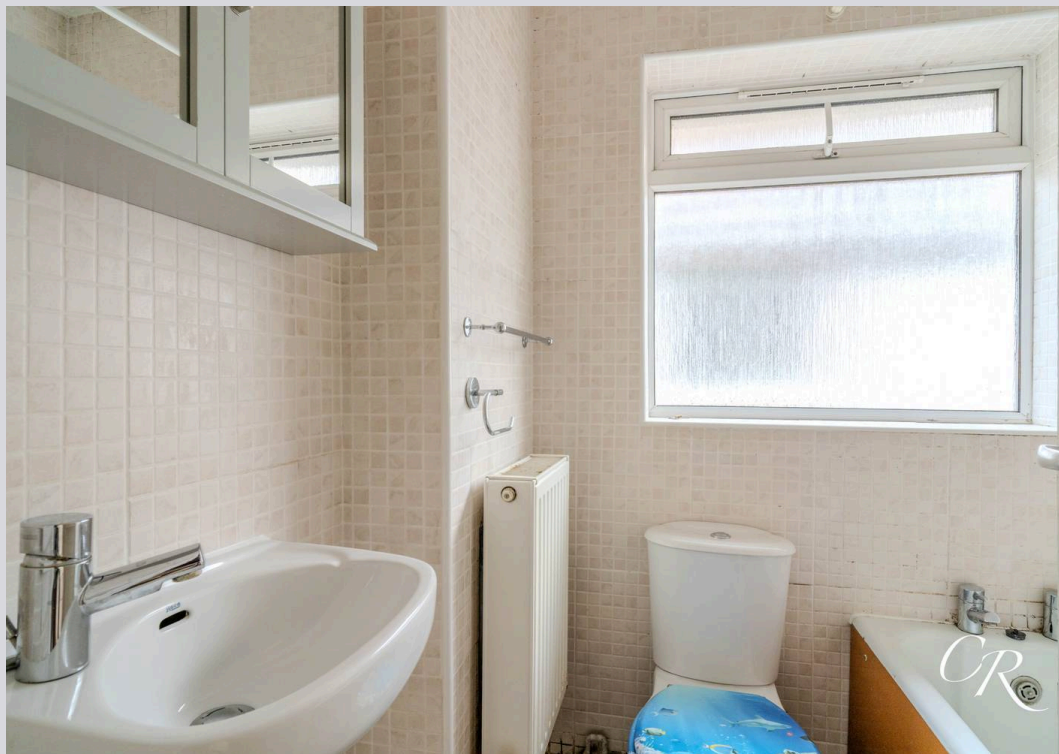
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Onward Chain
- Share of Freehold
- Two Bedroom Maisonette
- Bright and Well-Proportioned Rooms
- Private Rear Garden
- Street Parking Available





Located in the Cheltenham Town Centre, this two-bedroom first-floor maisonette offers well-proportioned accommodation and is a share of the freehold, making it an ideal choice for a first home, downsizing or investment opportunity. Benefitting from street parking, a private rear garden, and bright interiors, the property presents an excellent opportunity to create a comfortable home tailored to personal taste, all within excellent reach of local amenities and transport links. Also benefiting from No Onward Chain.

Bedroom One: A well sized, double bedroom with dual-aspect bay window that provide the room a sense of space and light. The room is carpeted and offers ample scope for wardrobes and additional furnishings, making it a versatile space.

Bedroom Two: Another well-sized double bedroom positioned to the side of the first, featuring a large window that allows for plenty of natural light. Likewise as the prior, the room is carpeted for comfort and offers ample space for freestanding furniture, making it a versatile space.

Sitting Room: The sitting room is a cosy and well-lit space with plenty of opportunity to make your own, highlighted by a large bay window that allows plenty of natural light. The neutral décor and carpeted flooring provide a versatile backdrop for a variety of styles, while the generous proportions make it ideal for both relaxing and entertaining.

Kitchen: Positioned conveniently by the sitting room is a fairly proportioned kitchen features a range of sleek, cream gloss wall and base units complemented by dark worktops. The facing window provide pleasant views and saturates the room with natural light. The layout offers ample preparation space alongside an integrated oven with electric hob, stainless steel sink with drainer, and space for further appliances, creating a functional and inviting cooking environment.

Bathroom: The bathroom is fitted with a panelled bath, wash hand basin with mixer tap, and a low-level WC. Fully tiled walls in a light neutral tone create a bright and airy feel, while a frosted window provides both privacy and natural light. A wall-mounted mirrored cabinet offers useful storage for toiletries.

Garden: The property benefits from a private, low-maintenance rear garden, mainly laid with artificial lawn and surrounded by fenced and brick wall boundaries for privacy and security. A paved patio area offers space for outdoor seating or dining, while a storage shed provides useful additional space for garden tools and equipment.

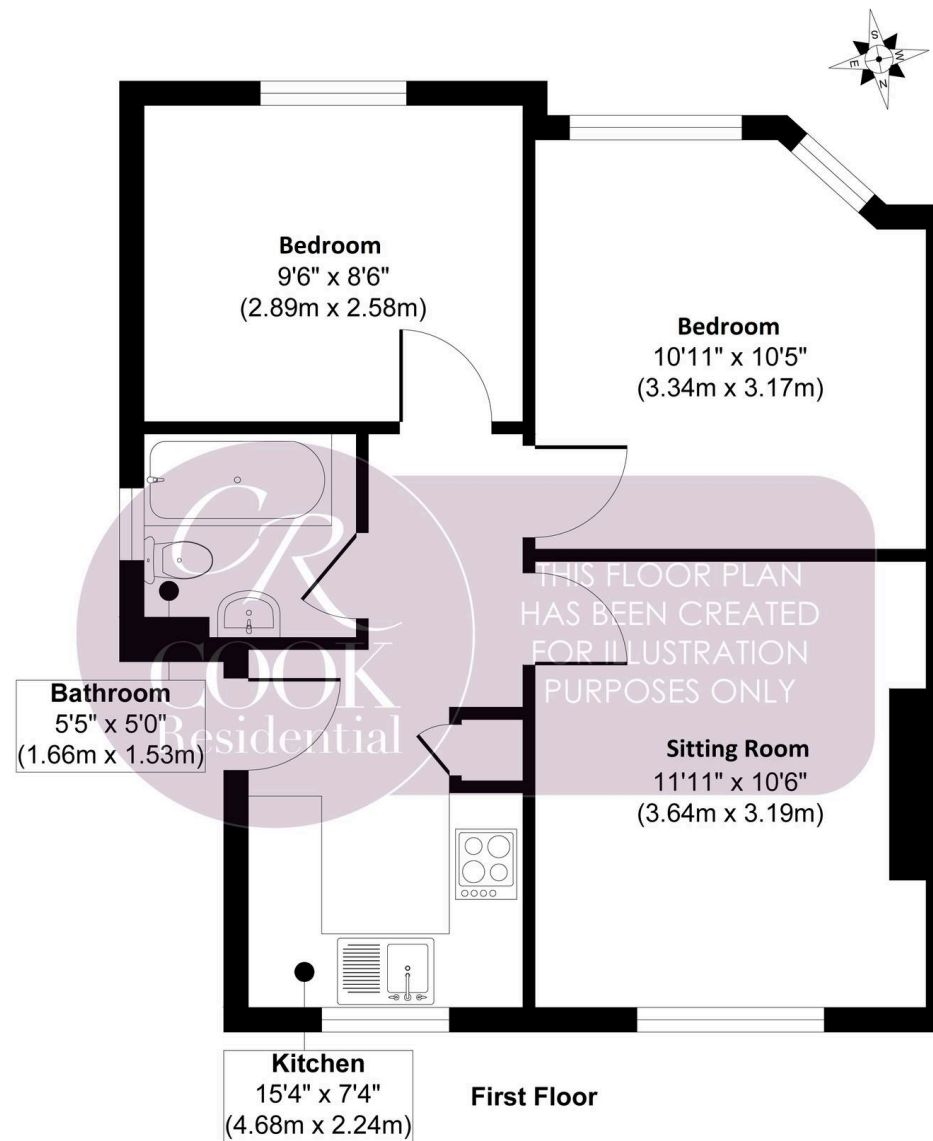
Council Tax Band: A

Tenure: Share of Freehold **Lease Length:** 912 Years Remaining

Service Charges: There is no service charge or ground rent associated with this property.

Location : Within the proximity of the property, several excellent amenities are available, from large supermarkets under a mile away to boutiques, eateries, and cafes within the vicinity of the center. **The Cheltenham Spa Railway Station** is also under 1 km away, offering excellent rail access and the area benefits from various **bus routes**, with nearby stops conveniently serving the neighborhood. Within a short distance also, there is Cheltenham's vibrant town center, renowned for its **Regency architecture**, cultural festivals (literature, jazz, science, film), theaters (Everyman, Playhouse) & **The Wilson art gallery as well as** the iconic **Pittville Pump Room** .Nearby leisure facilities include **Sandford Parks Lido**, a spacious outdoor pool, and sports clubs as well as an overwhelming amount parks and green spaces.

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



Approx. Gross Internal Floor Area 461 sq. ft / 42.88 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.