



Arle Gardens, Cheltenham , GL51 8HR

Guide Price £220,000



## Arle Gardens

Cheltenham, GL51 8HR

Council Tax band: C

Tenure: Freehold

- End-of-Terrace Townhouse
- In Need of Modernisation Throughout
- Three Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Driveway and Integral Garage





A three-bedroom end-of-terrace townhouse in need of modernisation throughout, offering spacious and versatile accommodation arranged over three floors. The property benefits from a driveway to the front and an enclosed rear garden. Conveniently located in the popular residential area of Arle, this home presents an exciting opportunity for investors, developers, or those seeking a renovation project close to Cheltenham town centre and major transport links.

**Entrance Hallway:** The property is accessed via a part-glazed entrance door leading into the hallway, which provides stairs rising to the first floor, access to the ground-floor accommodation, and a useful under-stairs storage cupboard.

**Living Room:** Located at the rear of the property, the living room enjoys views over the garden through full-height sliding doors that allow plenty of natural light. This well-proportioned room offers flexibility to create a comfortable sitting area or informal reception space.

**First Floor Landing:** The landing provides access to the main living areas and features a further staircase rising to the second floor.

**Sitting/Dining Room:** A generous open-plan reception room accessed from the first floor landing offers ample space for both sitting and dining areas. Large picture windows to the rear elevation fill the room with light, creating an inviting space with plenty of scope for redesign.

**Kitchen:** Situated at the front of the property and accessed via the sitting/dining room, the kitchen currently includes a range of base and wall units, work surfaces, and space for appliances. A large window overlooks the front of the property, and this area offers excellent potential to be refitted as a modern, functional kitchen.

**Second Floor Landing:** The upper landing provides access to all three bedrooms and the family bathroom. There is also a hatch to the loft space above.

**Bedroom One:** A generous double bedroom positioned at the rear of the property, featuring a wide window that allows plenty of natural light. The room offers ample space for bedroom furniture and benefits from a built in double wardrobe.

**Bedroom Two:** A further double bedroom located at the front, like bedroom one, it offers good proportions and the opportunity to update to suit individual taste.

**Bedroom Three:** A single bedroom that could also be utilised as a study, or home office, has a window to the rear elevation and a built in storage cupboard.

**Bathroom:** Currently fitted with a coloured suite comprising a panelled bath, pedestal wash basin, and WC. This room offers scope for complete renovation and modernisation to create a stylish family bathroom.

**Outside:** To the front of the property there is a driveway providing off-road parking for one car and access to the integral garage.

The rear garden is enclosed by fencing and laid mainly to lawn with mature shrubs and trees, providing a private outdoor space that could be transformed with landscaping. There is also a useful shed built in to the rear of the property that is accessed via a wooden door.

#### **Additional Details:**

- Tenure: Freehold
- Council Tax Band: C

**Location:** Arle Gardens is situated within easy reach of local amenities including supermarkets, schools, and public transport links. Cheltenham town centre, with its wide range of shopping, dining, and cultural attractions, is less than two miles away, while convenient access to the A40, M5, and Cheltenham Spa railway station makes this an ideal base for commuters. The area also benefits from nearby parks and leisure facilities, adding to its appeal for families and investors alike.

**Important Notice:** These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



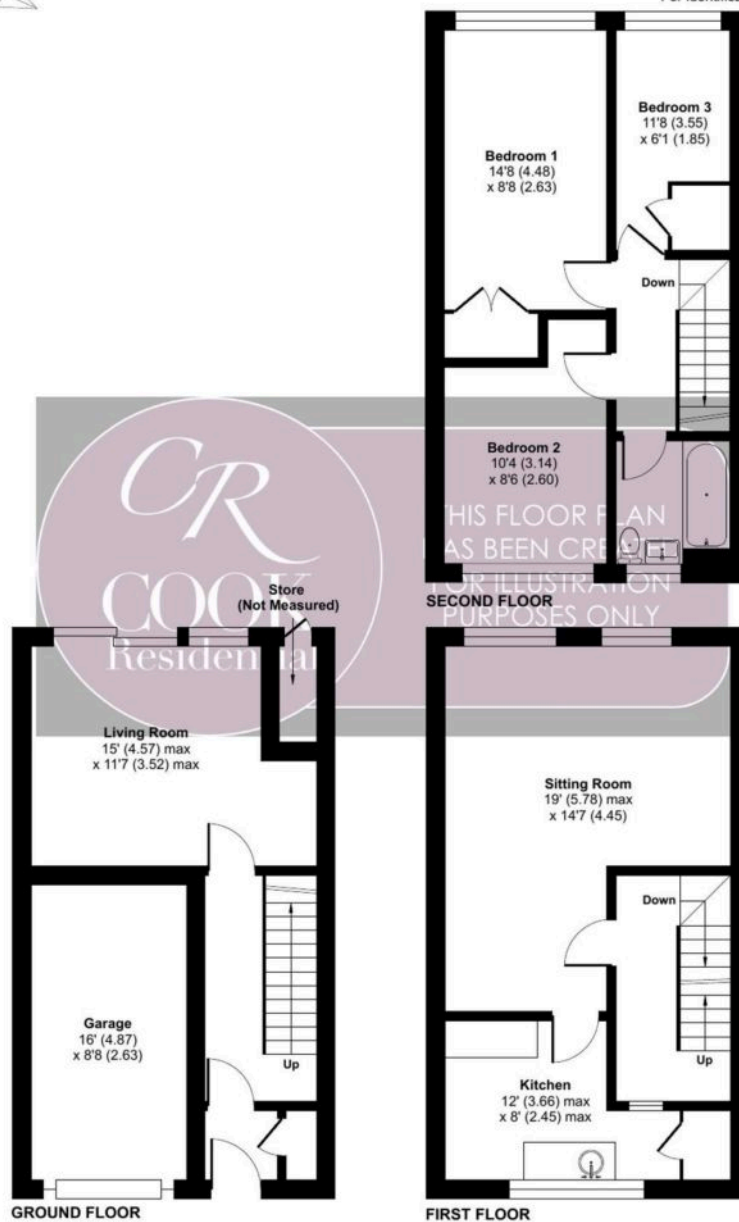
# Arle Gardens, Cheltenham, GL51

Approximate Area = 1092 sq ft / 101.4 sq m (excludes store)

Garage = 127 sq ft / 11.7 sq m

Total = 1219 sq ft / 113.1 sq m

For identification only - Not to scale





## Cook Residential

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

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://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.