



Gloucester Road, Cheltenham, GL51 8NS

CR

Guide Price £425,000



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Stylish extended 3-bed home on Gloucester Road with open-plan living, annexe, landscaped garden, driveway parking, and modern finishes. Close to Cheltenham amenities and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedroom Terraced Home
- Recently Renovated Throughout
- Highly Sought After Location on Gloucester Road
- Private Multi Level Garden
- Self Contained Annexe With Its Own Driveway
- Largely Extended





Cook Residential is delighted to present this beautifully extended and stylishly finished three-bedroom home with a self-contained annexe, located on Gloucester Road. Offering a superb blend of contemporary design and practical living, this recently renovated property features generous open-plan space, modern fixtures, and the valuable benefit of driveway parking.

Hallway: The entrance hall provides a welcoming introduction to the home, with access to the sitting room, ground-floor WC.

Sitting Room: A bright and inviting reception room positioned at the front of the property, featuring a large window, neutral décor and an attractive focal point created by the bespoke slatted-wood wall and integrated electric fire. Fitted storage and shelving sit neatly to either side, offering both practicality and style.

Cloakroom: A convenient ground-floor cloakroom comprising a WC and wash basin.

Snug Room: A versatile second reception room ideal as a cosy TV room, playroom or additional workspace. This room leads directly into the impressive open-plan kitchen and dining area.

Kitchen / Dining Room: A standout feature of the home, this spacious open-plan room spans the full width of the rear extension and is filled with natural light from the bi-fold doors opening onto the garden. The contemporary kitchen includes a central island with breakfast seating, fitted cabinetry, modern appliances. This space comfortably accommodates a dining table and creates the perfect environment for entertaining or everyday family living.

Utility: A separate utility area provides additional storage, worktop space and room for laundry appliances.

Bedroom One: Located at the front of the first floor, this generous double bedroom enjoys a calm palette, plenty of fitted wardrobe space and access to a modern en-suite.

En-suite: A stylish contemporary shower room featuring a walk-in enclosure, wash basin with vanity unit and WC.

Bedroom Two: This well-proportioned double bedroom benefits from built in storage as well as a peaceful outlook and plenty of natural light, offering an ideal second bedroom or guest space.

Bedroom Three: A further comfortable bedroom, versatile enough to be used as a home office or nursery if required.

Bathroom: A beautifully finished family bathroom complete with bath and handheld shower attachment, heated towel rail, vanity unit and neutral tiling.

Self-Contained Annexe: Positioned at the rear of the garden, the annexe is a valuable addition offering independent living space ideal for guests, multi-generational living or potential rental/holiday accommodation (subject to any necessary consents). The annexe includes its own entrance and driveway which has space to park two cars. The annexe offers open-plan living, a kitchenette and a modern shower room.

Garden: The rear garden has been thoughtfully landscaped to create an attractive raised lawn with sleeper borders and a lower patio perfect for outdoor dining. A pathway leads up to the annexe, and a useful storage area sits to the side. The garden is fully enclosed, offering privacy and a secure space for children or pets.

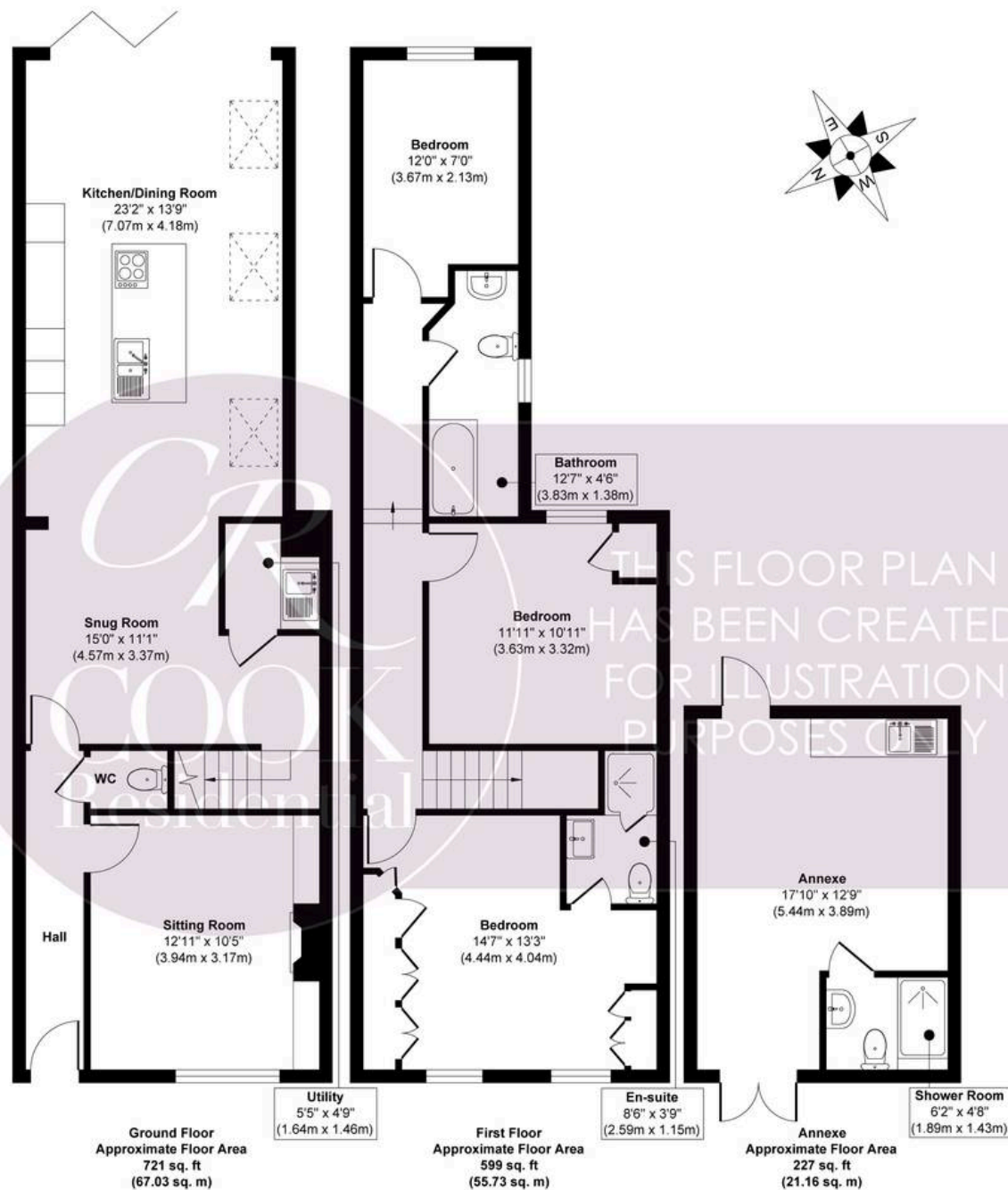
Parking: The property benefits from driveway parking at the rear of the annexe. You can also get on street permit parking for the front.

Freehold

Council Tax Band: C (main house)

Location: Gloucester Road is well placed for enjoying the best of Cheltenham, sitting within easy reach of the town centre, the Brewery Quarter, and Cheltenham Spa Railway Station. The area offers a mix of local shops, cafés and everyday amenities, while Pittville Park, with its lakes, lawns and leisure facilities, is just a short distance away. The property also provides convenient access to major transport links, including the A40 and M5, making it a practical position for commuting. Families benefit from a choice of well-regarded primary and secondary schools nearby, along with a variety of gyms, parks and green spaces within walking distance.

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.



Approx. Gross Internal Floor Area 1547 sq. ft / 143.92 sq. m (Including Annexe)
Approx. Gross Internal Floor Area 1320 sq. ft / 122.76 sq. m (Excluding Annexe)

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.