



Cordwainers Road, Cheltenham, GL52 2DQ

Guide Price £535,000

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Cordwainers Road
Cheltenham, GL52 2DQ

Stylish four-bedroom townhouse over three floors with open-plan living, ensuite, balcony, landscaped garden, summer house, and parking. Close to Cheltenham centre, parks, and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Stylish and Contemporary Four-Bedroom Townhouse
- Flexible Living Accommodation
- Stunning Open Plan Kitchen, Dining & Sitting Room
- First Floor Sitting Room with Balcony
- Laid to Lawn Rear Garden With Summer House
- Driveway Parking For Two Vehicles





This beautifully presented four-bedroom townhouse offers stylish and versatile living across three floors, enhanced by a landscaped garden and a modern summer house. Designed with family life in mind, the property combines generous proportions with contemporary finishes, providing a home that is both practical and inviting. This property also benefits from being within the NHBC warranty period until 2031.

Hallway: The entrance hall provides a welcoming first impression, featuring practical under-stair storage, wood-effect flooring, and stairs rising to the first floor.

Ground Floor

Kitchen/Dining/Sitting Room: The heart of the home is an impressive open-plan space. To the front, the sitting area enjoys a large window and contemporary finishes with underfloor heating, while the central dining area is ideal for family meals and entertaining. The sleek modern kitchen at the rear is fitted with white cabinetry, solid oak worktops, integrated appliances, a tap fitted boiler, integrated water filter and French doors opening directly to the garden, creating a bright and sociable atmosphere.

WC: Located off the hallway, the cloakroom includes a WC and wash hand basin for everyday convenience.

First Floor

Sitting Room: A versatile & spacious reception room, decorated in a bold contemporary palette, with French doors opening onto a private balcony. This comfortable retreat is perfect as a formal lounge, family snug or another impressively sized bedroom.

Balcony: Accessed from the first-floor sitting room, the balcony provides a pleasant outdoor seating area with views over the front of the property.

Bedroom One & En-suite: A spacious double with fitted storage and a peaceful rear aspect, making it an inviting principal bedroom, attached to it as an en-suite is a modern shower room with tiled shower cubicle, WC, and wash basin, complemented by sleek tiling and an obscure-glazed window for natural light.

First Floor Hallway: Bright and neutrally decorated, with a side window allowing natural light and connecting to all principal rooms.

Second Floor

Bedroom Two: Situated on the second floor, this well-proportioned double benefits from a dormer window and neutral carpeting & and fitted storage and wardrobes, offering a comfortable retreat.

Bedroom Three: Another generous double with dormer window to the rear, light décor and fitted storage offering flexibility as a guest room, children's bedroom, or office.

Bedroom Four: Currently used as a home office, this room is filled with light from a Velux-style window and offers flexibility as a single bedroom, nursery, or study.

Bathroom: A contemporary family bathroom with a white suite comprising bath with shower over, WC, and wash basin. Finished in light tiling with recessed spotlights.

[A noteworthy mention that is available on this floor is the hallway storage cupboard for towels and small items]

Outdoor Space: The rear garden has been landscaped with artificial lawn and a paved patio, ideal for outdoor dining and entertaining. Fully enclosed for privacy, it also incorporates a play area and modern seating.

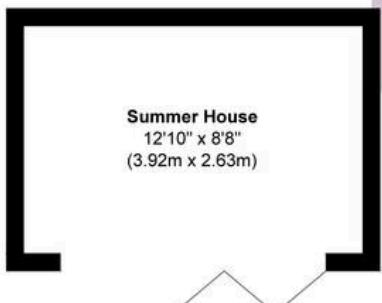
Summer House: A versatile outbuilding, perfect for use as a home office, gym, or studio, with sliding doors that connect seamlessly to the garden.

Tenure: Freehold

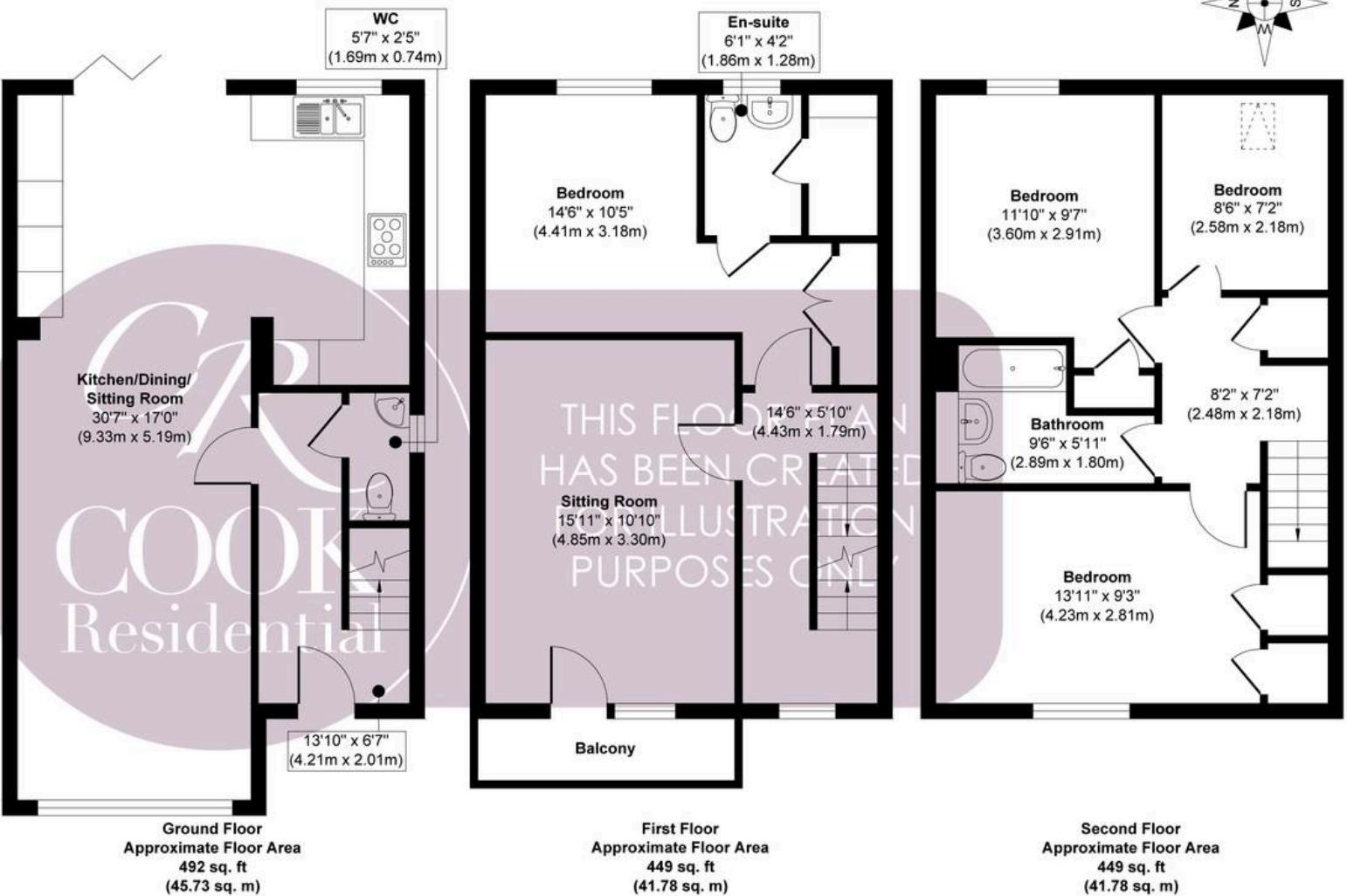
Council Tax: Cheltenham Borough Council – D

Location: Situated within walking distance of Cheltenham Town Centre, the property benefits from excellent local amenities. Cheltenham Spa railway station and regular bus services provide strong travel connections, while the town centre offers a vibrant mix of shopping, dining, and cultural attractions, including the Everyman Theatre and the Brewery Quarter.

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.



Outbuilding
Approximate Floor Area
111 sq. ft
(10.31 sq. m)



Approx. Gross Internal Floor Area 1501 sq. ft / 139.60 sq. m (including Outbuilding)

Produced by Elements Property





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