



Alma Road, Cheltenham, GL51 3NB

Guide Price £385,000



Alma Road

Cheltenham, GL51 3NB

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Three-Bedroom Family Home
- Multiple Reception Rooms
- Generous Enclosed Rear Garden
- Driveway Parking & Integral Garage Storage
- Popular Residential Location





Offered to the market with **no onward chain**, this beautifully presented three-bedroom family home is located within a popular residential area of Cheltenham. The property offers well-balanced accommodation extending to approximately 1,042 sq. ft., combining character features with thoughtfully updated interiors, generous living space and a practical layout well suited to modern family life.

Entrance Hall: A welcoming entrance hall providing access to the principal ground floor rooms and stairs rising to the first floor.

Cloakroom: Conveniently positioned on the ground floor, fitted with a modern white suite comprising a WC and wash hand basin, with tiled splashbacks and a window providing natural light and ventilation.

Sitting Room: A well-presented reception room positioned to the rear of the property, enjoying views over the garden via a large window that allows plenty of natural light to fill the space. The room offers comfortable proportions for everyday living, complemented by timber flooring and a charming feature fireplace with wooden mantel, creating a warm and inviting focal point.

Dining Room: Positioned to the rear of the property, this well-proportioned dining room provides an excellent space for both everyday meals and entertaining. French doors open directly onto the garden, allowing an abundance of natural light and creating a seamless indoor-outdoor connection.

Kitchen: A beautifully appointed galley-style kitchen finished in a classic shaker design, featuring solid wood worktops, a Belfast sink and an impressive range-style cooker set beneath an exposed brick arch. Recessed lighting, tiled flooring and extensive storage combine to create a stylish yet highly functional space, with access through to the dining room and further doors leading to the hallway.

Utility Room: A practical and well-appointed utility room providing additional worktop space, storage units and plumbing for laundry appliances. Finished to complement the kitchen, with tiled splashbacks and natural light, a further door leads through to the family room.

Hallway: A useful additional hallway providing practical access between the utility room and family room, with a door leading out to the front driveway.

Family Room: A versatile additional reception room positioned to the rear of the property, enjoying natural light from dual windows. Ideal for use as a family room, home office, playroom or occasional guest space.

Integral Garage / Store: An integral garage currently utilised as excellent storage space, ideal for bicycles, garden equipment and general household items.

First Floor Landing: Providing access to all first-floor accommodation.

Bedroom One: A generously proportioned double bedroom positioned to the rear of the property, enjoying pleasant views over the garden and excellent natural light. Finished in neutral décor with fitted carpet, creating a calm and comfortable principal bedroom.

Bedroom Two: A further well-proportioned double bedroom, also positioned to the rear, enjoying garden views and excellent natural light. Ideal as a guest bedroom or alternative principal bedroom.

Bedroom Three: A well-sized third bedroom offering versatility for use as a single bedroom, nursery or home office, with natural light and neutral décor.

Family Bathroom: A beautifully finished bathroom fitted with a contemporary suite comprising a panelled bath with glazed shower screen and rainfall-style shower, WC and twin countertop wash basins set on a vanity shelf. Stylish tiling, recessed lighting, mirrored wall and feature recessed niches create a modern, spa-like feel.

Front of Property & Parking: The property is approached via a generous block-paved driveway providing off-road parking, with access to the integral garage storage.

Rear Garden: A generous and well-enclosed rear garden offering an excellent balance of lawn and entertaining space. A raised decked terrace sits directly to the rear of the property, ideal for outdoor dining and summer gatherings, while the main lawn provides ample space for children or pets. The garden also benefits from raised beds and a useful garden shed.

Location: Alma Road is conveniently positioned for access to a wide range of local amenities and schooling, while remaining within easy reach of the town centre of Cheltenham.

Additional Details:

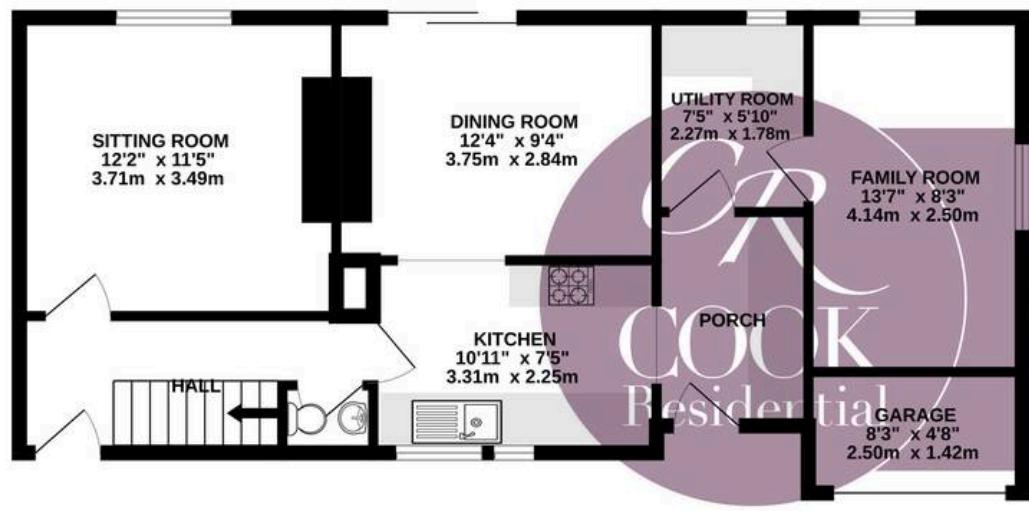
Tenure: Freehold

Council Tax Band: C

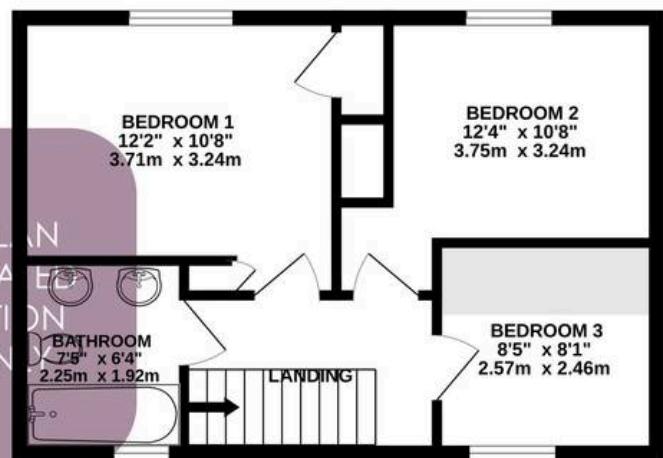
Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. All measurements and details provided are for guidance only.



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY.

TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Cook Residential

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

01242 500259 • enquiries@cookresidential.co.uk • 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.