



Roman Road, Cheltenham, GL51 8AA

Guide Price £265,000

CR



Roman Road

Cheltenham, GL51 8AA

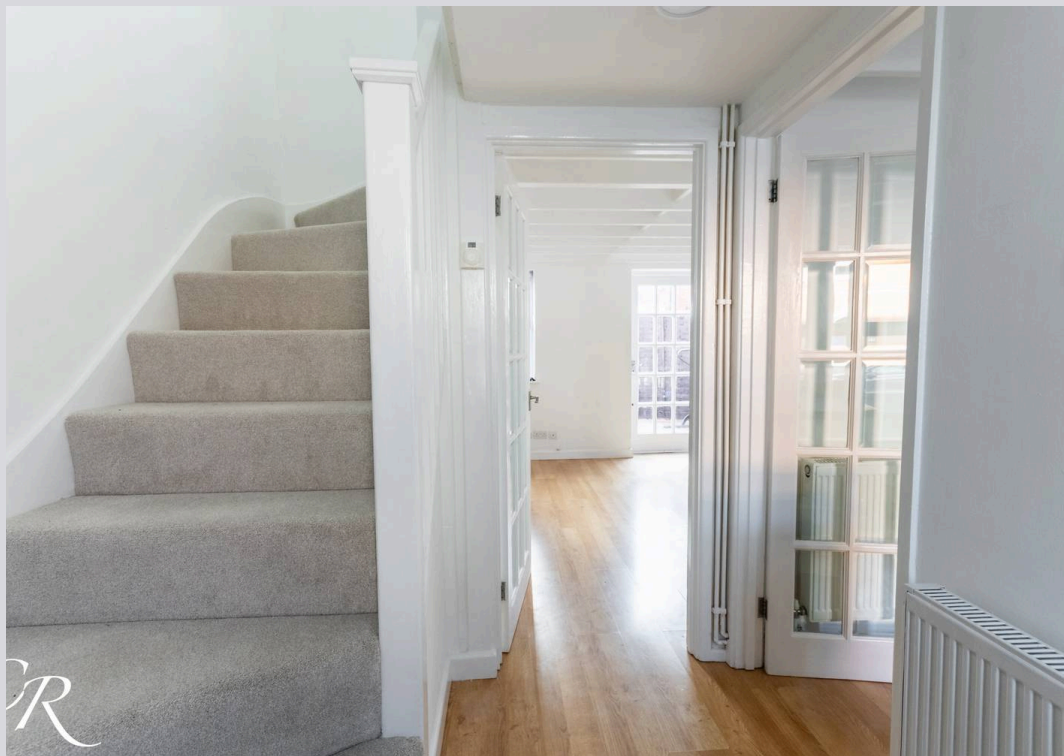
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Well Presented Mid Terrace Property
- Open Plan Living
- Two Bedrooms
- Garden With Rear Access
- Allocated Off Road Parking Space
- Situated Close To The Train Station And Local Amenities





A well-presented two-bedroom home, neatly positioned within this popular residential location and offering bright, well-balanced accommodation, a private courtyard garden and the added benefit of allocated off-road parking. The property is ideally suited to first-time buyers, downsizers or investors seeking a low-maintenance home within easy reach of Cheltenham town centre.

Entrance Hall: The property is entered via a covered porch with useful storage, opening into an entrance hall with stairs rising to the first floor and access to the ground floor accommodation.

Kitchen: Positioned to the front of the property, the kitchen is fitted with a range of contemporary units complemented by wood-effect work surfaces and tiled splashbacks. Integrated appliances include an oven and gas hob, with space for additional freestanding appliances. A window to the front elevation provides excellent natural light.

Sitting / Dining Room: Located to the rear of the property, the sitting/dining room offers a generous and versatile living space with ample room for both seating and dining furniture. Exposed ceiling beams add character, while double doors open directly onto the courtyard garden, creating a seamless indoor-outdoor connection.

First Floor Landing: The landing provides access to both bedrooms and the bathroom, along with useful built-in storage cupboards.

Bedroom One: A well-proportioned double bedroom positioned to the rear of the property, offering space for wardrobes and additional bedroom furniture.

Bedroom Two: A further bedroom overlooking the front of the property, ideal for use as a guest room, child's bedroom or home office.

Bathroom: The bathroom is fitted with a white suite comprising a panelled bath with rainfall shower over and glazed screen, wash hand basin and WC. Neutral tiling and a window provide a bright and practical finish.

Courtyard Garden: To the rear is a private, enclosed courtyard garden, laid with paving for ease of maintenance. The space is ideal for outdoor seating, entertaining or secure storage, and benefits from gated access directly through to the parking area.

Parking: The property benefits from an allocated off-road parking space, accessed via a secure gate from the courtyard garden.

Additional Information:

Tenure: Freehold

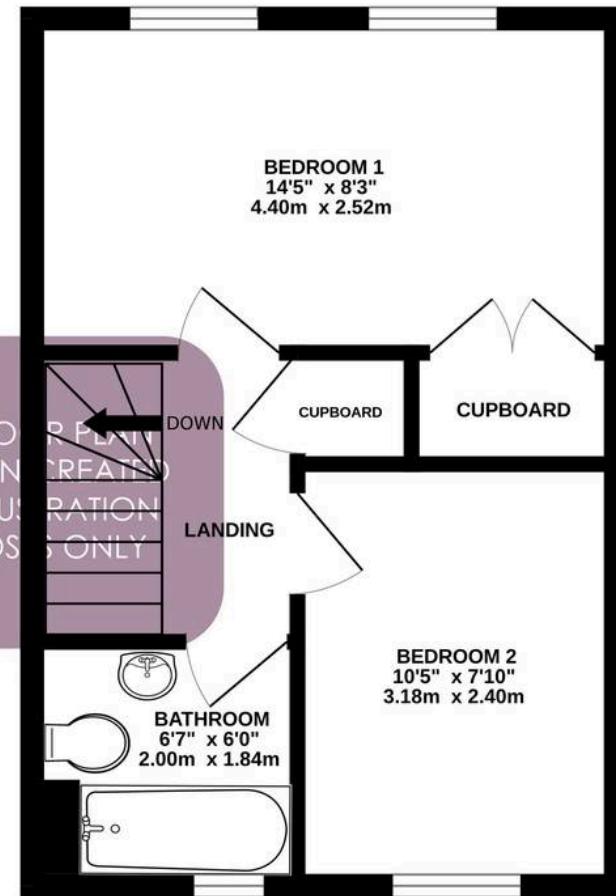
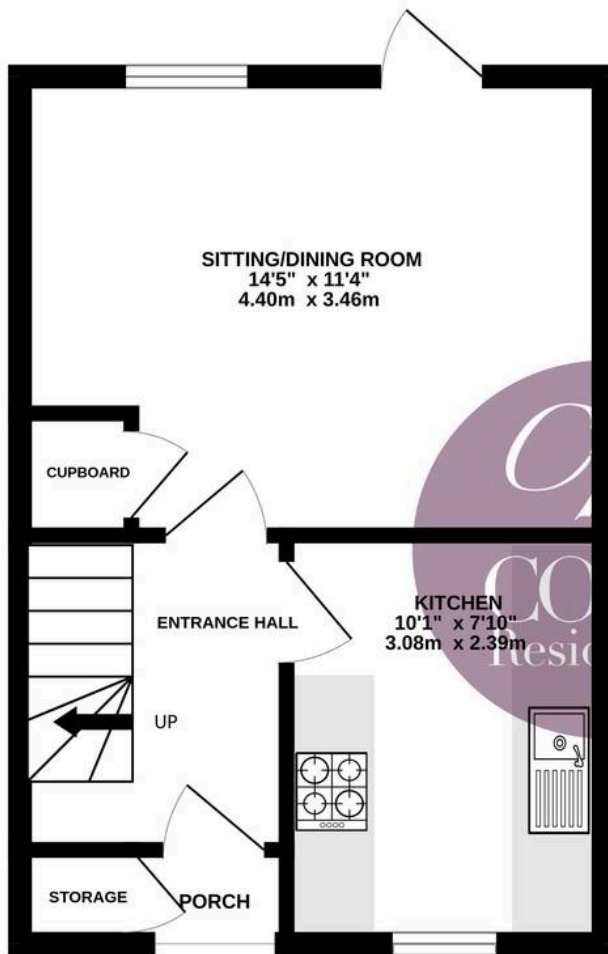
Council Tax Band: B

Location: Roman Road is conveniently situated for access to local amenities, schools and transport links, while remaining within easy reach of Cheltenham town centre. The area is well suited to buyers seeking a practical home within an established and well-connected residential setting.

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.

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.4 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

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