



Victoria Retreat, Cheltenham, GL50 2XP

Guide Price £360,000



14 Victoria Retreat

Cheltenham, GL50 2XP

A beautifully presented three-bedroom home offers stylish, contemporary living arranged over two floors, with a thoughtfully designed layout, generous storage and a landscaped rear garden complete with decking. The property blends modern finishes with character features, creating a warm and inviting home ready to move straight into.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A Stylishly Modernised Three Bedroom Home
- Front and Rear Access
- Situated In The Sought After Cheltenham Suburb of Leckhampton
- Landscaped Enclosed Rear Garden
- Immaculately Presented Throughout
- Within The Leckhampton High School Catchment Area





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Sitting Room: Entering into a beautifully styled and comfortable reception room, featuring bespoke fitted cabinetry and shelving, creating both practical storage and an attractive focal point. A large window allows for excellent natural light, while the layout provides ample space for sofas and occasional furniture, making this an ideal space for relaxing or entertaining. The open aspect beneath the staircase enhances the sense of space and character.

Kitchen / Dining Room: A modern and well-appointed kitchen fitted with a range of wall and base units complemented by wooden work surfaces. There is space for freestanding appliances, with integrated oven and extractor hood. The dining area comfortably accommodates a family table and benefits from French doors opening directly onto the rear decking, creating a seamless indoor-outdoor connection ideal for entertaining. The bold décor and contemporary finish give this room a vibrant yet practical feel.

First Floor Landing: A bright landing area providing access to all bedrooms and the family bathroom. There is loft access via a fitted ladder, offering additional storage potential.

Bedroom One: A well-proportioned principal bedroom with space for a double bed and bedside furniture. A large window provides natural light, while the neutral décor creates a calm and restful environment.

Bedroom Two: A generous second bedroom, ideal as a guest room or further double bedroom. The room benefits from a pleasant outlook and practical shelving for storage.

Bedroom Three: Currently arranged as a home office, this versatile third bedroom would equally suit use as a nursery, study or single bedroom, offering flexibility to meet a buyer's needs.

Family Bathroom: A modern bathroom fitted with a white suite comprising bath with shower over, wash hand basin set within vanity unit and WC. Skylights above allow natural light to flood the space, enhancing the bright and fresh finish.

Garden: The rear garden has been landscaped to provide a raised decking area, perfect for outdoor dining and entertaining. The space is enclosed and private, with established planting creating a pleasant backdrop. Space for a hot tub is within the decking area, making this an inviting space to relax year-round. French doors from the kitchen provide direct access, further enhancing the indoor-outdoor lifestyle.

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Council Tax Band: C

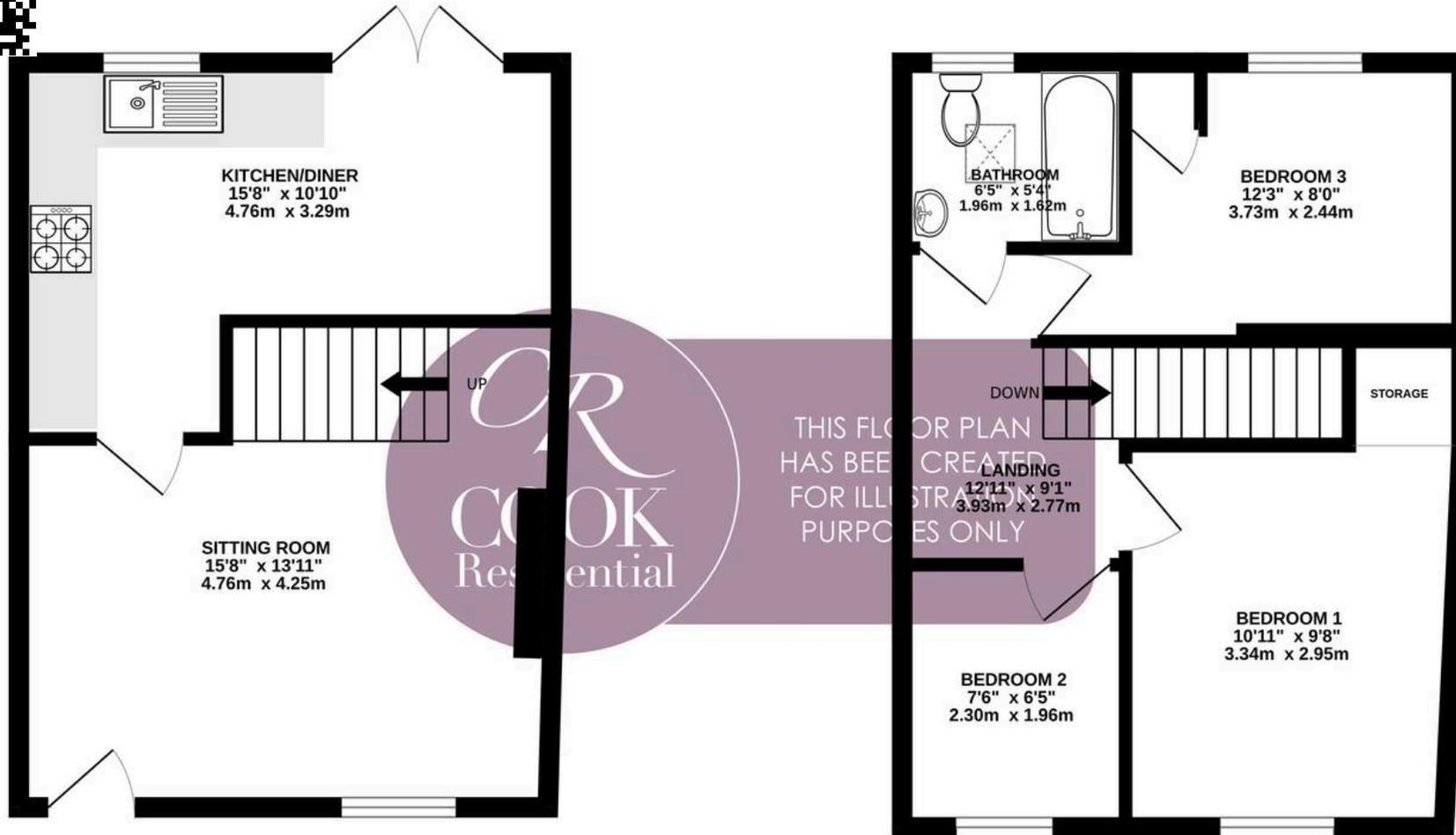
Location: Situated within easy reach of Cheltenham town centre, the property enjoys convenient access to local amenities, schools and transport links. The area offers a mix of residential charm and everyday convenience, making it popular with families, professionals and downsizers alike.

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GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.

FIRST FLOOR
349 sq.ft. (32.5 sq.m.) approx.



THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATIVE
PURPOSES ONLY

TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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