



Kempton Grove, Springbank, GL51 0JX

Guide Price £315,000





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Kempton Grove is a beautifully presented three-bedroom semi-detached home located within the ever-popular Springbank area of Cheltenham. Offered to the market with No Onward Chain, this stylish and thoughtfully updated home combines generous living space, a stunning refitted kitchen and a substantial rear garden, alongside a newly laid porous driveway and attached garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Three Bedroom Semi Detached Home
- Superbly Presented Throughout
- Rear Enclosed Garden
- Driveway Parking and Attached Garage
- Situated In The Popular Springbank District of Cheltenham





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Entrance Hall: A welcoming entrance with neutral décor and a striped stair runner rising to the first floor. The space is bright and well maintained, creating an immediate sense of care and quality.

Sitting Room: A beautifully presented front-facing reception room featuring a contemporary inset electric fireplace with oak mantel above, forming an impressive focal point. Soft neutral tones and a large bay window allow natural light to flow through, creating a warm and inviting living space.

Kitchen/Dining Room: Undoubtedly the heart of the home, this recently fitted navy shaker-style kitchen is finished with quartz work surfaces and elegant copper hardware. A central island provides additional preparation space and breakfast seating. The induction hob benefits from a downdraft extractor and is complemented by a custom configured **Slide&Hide** Neff oven with a warming drawer and plinth heater. Further features include a filtered water tap and USB charging sockets. French doors open directly onto the rear patio, offering a seamless connection between indoor and outdoor living perfect for entertaining.

Landing: A bright first-floor landing providing access to three bedrooms and the family bathroom.

Bedroom One: A generous principal bedroom positioned to the front of the property with built-in wardrobes and space for a full bedroom suite.

Bedroom Two: A well-proportioned second double bedroom, also front-facing, offering ample space for additional furniture.

Bedroom Three: A comfortable single bedroom overlooking the rear garden, ideal as a nursery, child's bedroom or home office.

Family Bathroom: Fitted with a modern suite comprising bath with shower over, wash hand basin and WC.

Parking: To the front, a newly laid porous driveway provides off-road parking and leads to the attached garage.

Garden: The rear garden is generous in size and mainly laid to lawn, with established borders and mature hedging offering a high degree of privacy. A paved patio area provides excellent space for outdoor dining and entertaining.

Additional Information: This property also benefits from having mains gas central heating which is currently controlled via Nest and or Google Home.

Location: Springbank is a highly regarded residential area offering excellent access to Cheltenham town centre, GCHQ and major road links including the M5. The area benefits from local shops, schools and green spaces, making it particularly popular with families and professionals.

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GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.

FIRST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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