



CR
01242 500 239
COOK
Residential
FOR SALE

Granley Road, Cheltenham, GL51 6LJ

Guide Price £300,000





Granley Road

Cheltenham, GL51 6LJ

Situated within a characterful terrace, this beautifully presented home offers a blend of period charm and modern living, complemented by a thoughtfully arranged layout, a useful basement space and a generous rear garden. With the added benefit of driveway parking and further on-road options, the property provides both practicality and lifestyle appeal in equal measure.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Characterful Period Home With Modern Finishes
- Open Plan Sitting Room/Dining Room With Feature Fireplace
- Two Bedrooms Plus Versatile Basement Room
- Modern Fitted Kitchen With Included Appliances
- Generous Rear Garden With Patio, Lawn & Shed
- Driveway Parking with EV Charge Point





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Entrance Porch & Sitting Room: Accessed via a small entrance porch, the sitting room is a bright and inviting space featuring a charming fireplace as a focal point. Natural light flows through the front-facing window, while the neutral décor and well-proportioned layout create a comfortable setting for everyday living.

Dining Room: Positioned centrally within the home, the dining room offers a sociable space ideal for entertaining, with a pleasant outlook and an open feel leading through to the kitchen. The layout allows for a natural flow between the principal living areas.

Kitchen: Fitted with a range of modern units and work surfaces, the kitchen is both practical and stylish. There is space for appliances, good storage and a window overlooking the rear aspect, allowing for plenty of natural light. A fridge/freezer and tumble dryer are included within the sale. A door leads out to the rear walkway and garden beyond.

Basement: Accessed from the ground floor, the basement provides a versatile additional space. While not legally classified as a bedroom, it is currently arranged as a bedroom-style room and would suit a variety of uses such as a home office, snug or hobby room.

First Floor Landing: Provides access to both bedrooms and the family bathroom.

Bedroom One: A well-proportioned double bedroom positioned to the front of the property, offering a light and comfortable retreat.

Bedroom Two: Currently used as a home office, this room is equally suited as a bedroom or nursery, providing flexibility to suit a range of buyers.

Bathroom: A spacious and well-appointed bathroom fitted with a bath with shower over, wash hand basin and WC, complemented by natural light from the window. The room is finished with attractive patterned LVT flooring, adding a stylish and characterful touch, and also benefits from a useful built-in storage cupboard.

Rear Garden & Outside: The property benefits from a generous rear garden, featuring a patio seating area, lawn and established planting. A pathway leads to a useful shed at the rear, which is included within the sale. A side/rear walkway connects the house to the garden, adding practicality and ease of access.

Parking: The property offers driveway parking for one vehicle to the front offering an EV charging station, along with additional free on-road parking nearby.

Additional Details:

Tenure: Freehold

Council Tax Band: C

Location: The property is well placed for access to Cheltenham town centre, offering a range of shops, restaurants and leisure facilities. Local amenities, green spaces and transport links are all within easy reach, making this a convenient and desirable setting for a variety of buyers.

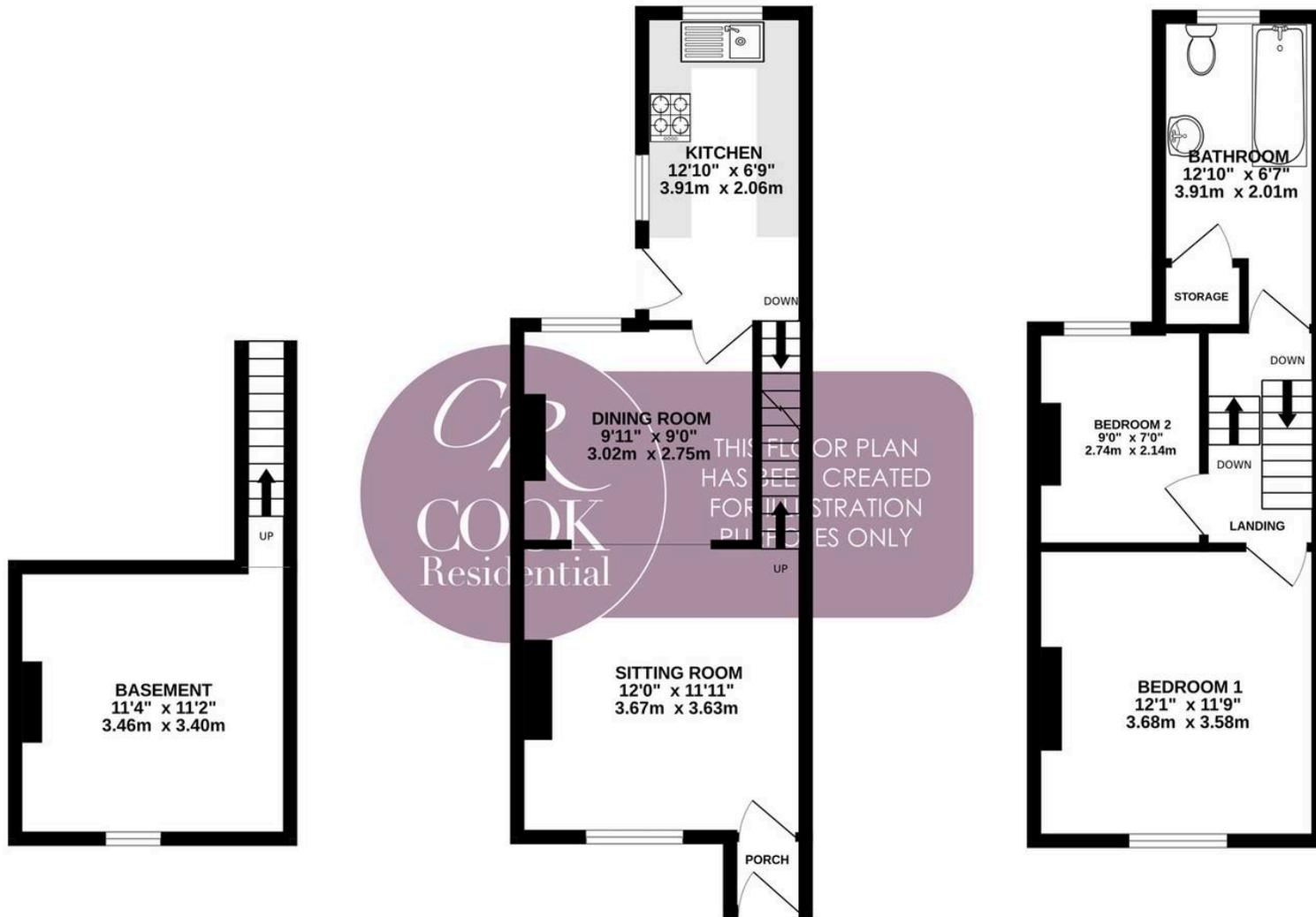
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BASEMENT
142 sq.ft. (13.2 sq.m.) approx.

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



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THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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