



19 Dowty Road
Cheltenham

Guide Price £270,000





19 Dowty Road

Cheltenham, GL51 7QB

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Three Bedroom Semi-Detached Home
- Spacious Dual Aspect Sitting Room
- Kitchen/Dining Room with Access to Rear Courtyard
- Private Low-Maintenance Courtyard Garden
- Driveway Parking and Garage





This three-bedroom semi-detached home offers well-balanced accommodation throughout, presenting a fantastic opportunity for buyers looking to personalise and add value. Situated in a popular residential area, the property benefits from a private courtyard garden, driveway parking, and a garage, and is offered to the market with No Onward Chain.

Entrance Hall: The property is entered via a welcoming entrance hall, providing access to both principal ground floor rooms and staircase rising to the first floor.

Sitting Room: A particularly spacious and bright room, benefiting from dual aspect windows that allow natural light to flow throughout. The generous proportions offer excellent flexibility for both seating and entertaining areas, creating a comfortable and versatile living space.

Kitchen/Dining Room: Positioned to the rear, the kitchen/dining room provides a practical layout with a range of wall and base units and ample worktop space. There is room for a dining table, making it a sociable space for everyday meals. A door leads directly out to the rear courtyard, enhancing the connection between indoor and outdoor living.

First Floor Landing: The landing provides access to all three bedrooms and the family bathroom, with a window allowing for natural light.

Bedroom One: A well-proportioned double bedroom with a pleasant outlook to the front, offering ample space for bedroom furniture. Benefiting from a well sized built-in wardrobe.

Bedroom Two: A further double bedroom, also enjoying a front aspect, making it ideal for guests, children or as an additional main bedroom. This room also benefits from a build-in wardrobe.

Bedroom Three: A comfortable single bedroom, well-suited as a child's room, home office or study with a large window that brings in plenty of natural light.

Bathroom: The bathroom is fitted with a bath with shower over, wash hand basin and WC, with two windows allowing for good natural light and ventilation.

Outside: The property benefits from a low-maintenance rear courtyard garden, offering a private outdoor space with potential to create an attractive seating or entertaining area. To the front, there is a garden area alongside driveway parking and access to a garage, providing useful storage or further parking options.

Additional Information: No onward chain

Tenure: Freehold

Council Tax Band: B

Location: Situated within a well-established residential area, the property is conveniently located for access to local amenities, schools, and transport links, with Cheltenham Town Centre within easy reach offering a wide range of shops, restaurants and leisure facilities.

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GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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