



Arle Road, Cheltenham, GL51 8LH

Guide Price £325,000





## Arle Road

Cheltenham, GL51 8LH

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Architecturally Designed Property
- Contemporary Open Plan Living Space
- Two Double Bedrooms
- Modern Bathroom Plus Separate Cloakroom
- Private Enclosed Rear Garden With Side Access
- Driveway To The Front For Two Vehicles





A striking architecturally designed, semi detached property, offering contemporary open plan living, vaulted ceilings and beautifully modern interiors, all positioned within a convenient Cheltenham location.

**Entrance Hall:** The property is entered via a welcoming central hallway finished with tiled flooring and a skylight overhead, allowing natural light to flow through the centre of the home. The hallway provides access to all principal rooms and creates an immediate sense of space and quality.

**Kitchen/Sitting/Dining Room:** Undoubtedly the heart of the home, this impressive open plan living space has been thoughtfully designed for both everyday living and entertaining. A vaulted ceiling with skylights enhances the feeling of openness, whilst large sliding doors draw in plenty of natural light and provide direct access to the garden.

The kitchen is fitted with a range of contemporary wall and base units with complementary worktops and tiled splashbacks. Integrated appliances include an oven, dishwasher, hob with extractor over, and integrated fridge freezer. There is ample space for both dining and sitting areas, creating a seamless modern living environment.

**Cloakroom:** Fitted with a WC, pedestal wash hand basin, heated towel rail and tiled flooring.

**Laundry Room:** A practical separate laundry cupboard providing space for appliances and additional storage.

**Bedroom One:** A generous double bedroom positioned to the front of the property, offering a calm and peaceful feel with ample space for bedroom furniture.

**Bedroom Two:** A further well proportioned double bedroom overlooking the front aspect.

**Bathroom:** Finished to a modern standard, the bathroom comprises a bath with recessed feature shelving, separate shower enclosure, WC, wash hand basin with vanity storage beneath, heated towel rail and contemporary tiled walls and flooring.

**Outside:** To the front of the property is a driveway providing off road parking for two vehicles, whilst gated side access leads through to the enclosed rear garden. The garden offers a combination of patio seating areas and lawn, creating an ideal low maintenance outdoor space for relaxing or entertaining.

**Additional Details:**

**Tenure:** Freehold

**Council Tax Band:** B

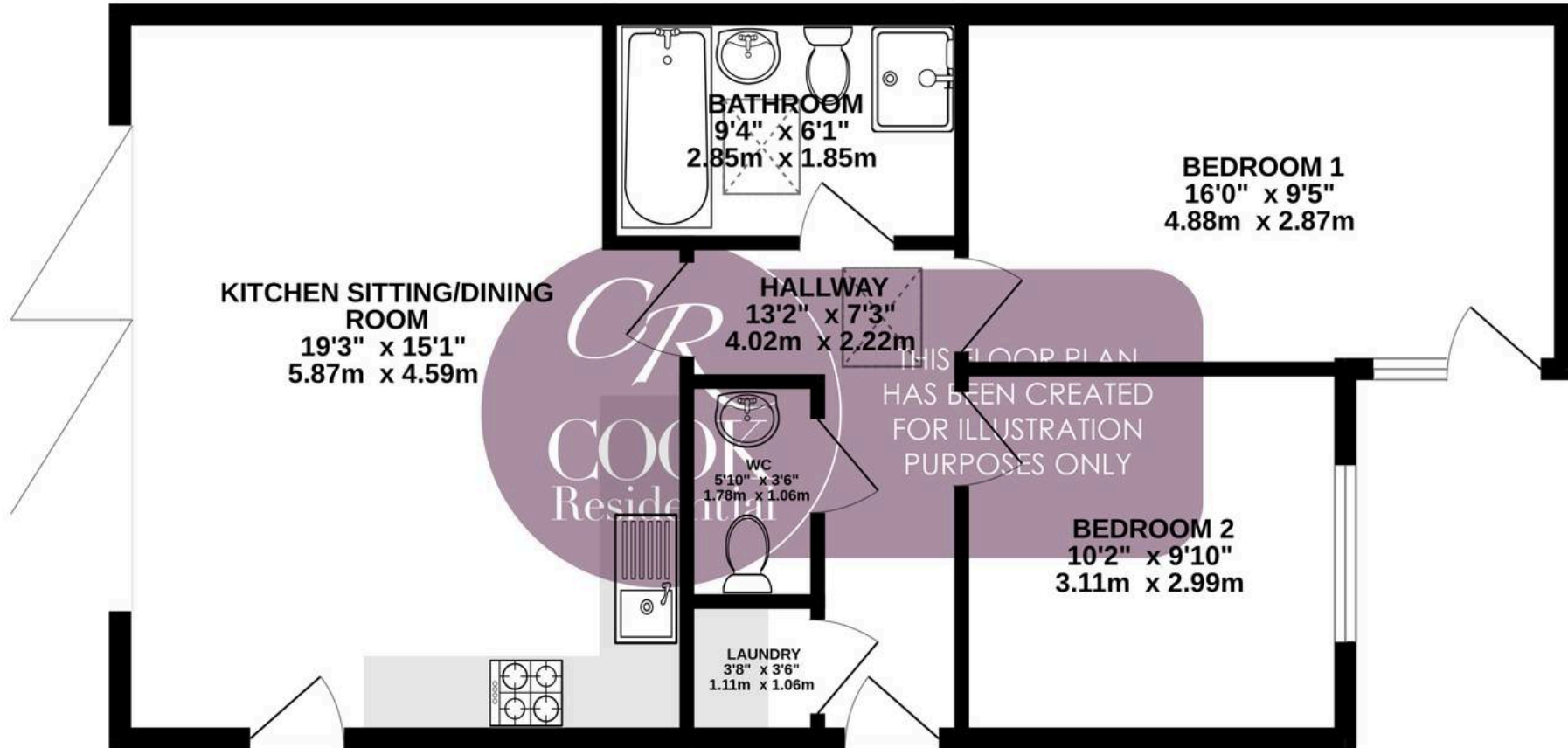
**Location:** Arle Road is conveniently positioned for access to Cheltenham town centre, GCHQ, Cheltenham Spa train station and excellent transport links including the M5. The property is also well placed for nearby shops, supermarkets and local amenities, making it ideal for both professionals and downsizers alike.

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# GROUND FLOOR

681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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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