



Atherstone Close, Springbank, GL51 0NX

Guide Price £350,000





Atherstone Close

Springbank, GL51 0NX

A well-presented three-bedroom end terrace home, positioned within a popular residential area of Springbank. Added full planning permission for a link detached two bed house to the side.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedroom House Including Full Planning Permission For A Two Bedroom, Two Bathroom, Link-Attached Property
- No Onward Chain
- Generous Open Plan Living
- Generous Enclosed Rear Garden
- Driveway Parking And Garage
- See Property Details For A Link To The Planning Portal





A well-presented and deceptively spacious three-bedroom home, positioned within a popular residential area of Springbank. Beautifully renovated throughout, the property offers bright and modern accommodation, a generous rear garden, driveway parking, garage, and the rare added advantage of full planning permission to construct a two-bedroom link attached property to the side, presenting an exciting opportunity for development, investment, or multi-generational living.

Entrance Hall: A welcoming entrance hall with wood effect flooring, stairs rising to the first floor, access to a useful storage cupboard, and doors leading to the downstairs accommodation.

Cloakroom: Fitted with a low-level WC and wash hand basin with vanity storage beneath, complemented by stylish marble-effect splashback detailing.

Sitting/Dining Room: A bright and spacious dual-purpose reception room enjoying excellent natural light and ample space for both living and dining areas. French doors open directly onto the rear patio and garden, creating a seamless connection between indoor and outdoor living, ideal for entertaining and family life. Wood effect flooring runs throughout, further enhancing the modern feel of the space.

Kitchen: A sleek and contemporary galley-style kitchen fitted with a range of high-gloss wall and base units complemented by wood effect worktops. There is an integrated oven and hob, while there is additional space for freestanding appliances such as a washing machine, tumble dryer, dishwasher and fridge freezer. A door provides direct access to the rear garden.

Landing: Providing access to the first-floor accommodation along with multiple built-in storage cupboards.

Bedroom One: A generous double bedroom with fitted storage cupboards, soft neutral décor, and pleasant outlooks over the surrounding area.

Bedroom Two: A further well-proportioned double bedroom with ample space for bedroom furniture and views overlooking the rear garden.

Bedroom Three: Currently utilised as a home office, this versatile room would also make an ideal single bedroom, nursery, or study.

Shower Room: Beautifully refitted by the current owners, the stylish shower room comprises a large walk-in shower enclosure with marble-effect wall panelling, low-level WC, wash hand basin with vanity storage, heated towel rail, and patterned flooring.

Outside: To the front, the property benefits from driveway parking leading to an attached garage and there is a wall mounted EV charger.

Positioned on a generous corner plot, the home enjoys additional side space which benefits from full planning permission for the construction of a two-bedroom, two bathroom link-attached dwelling.

The rear garden is enclosed and mainly laid to lawn with a paved patio seating area, mature shrubs, and gated side access, providing an ideal outdoor space for families and entertaining.

Planning Permission: The property benefits from full planning permission for the construction of a two-bedroom link-attached property to the side. Further details are available by logging onto the Cheltenham Council website planning portal and using the following reference: 26/00089/FUL or by using the following link - <https://publicaccess.cheltenham.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Additional Details:

Tenure: Freehold

Council Tax Band: B

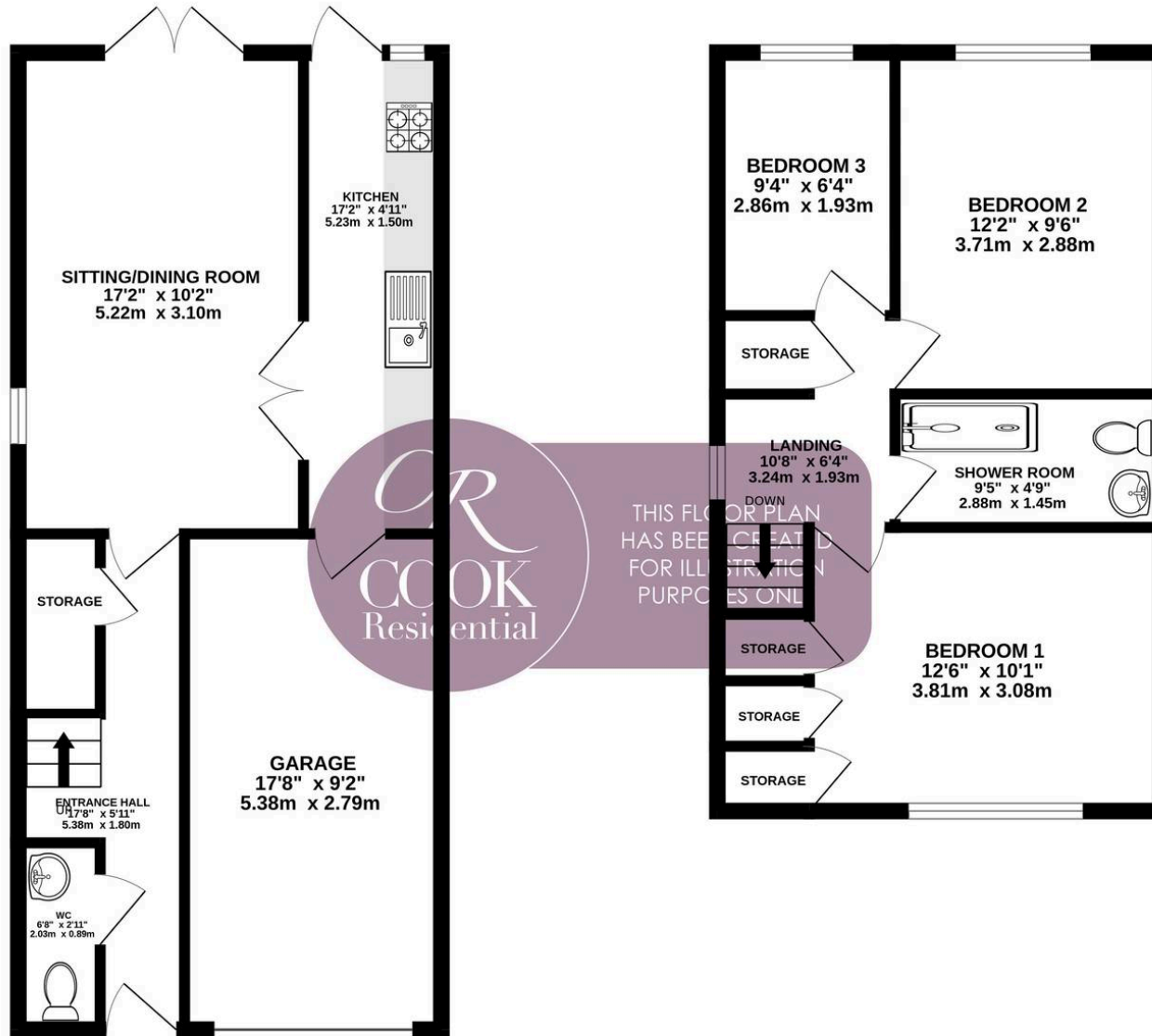
Location: Springbank is a popular residential area on the western side of Cheltenham, offering excellent access to local schools, supermarkets, parks, and transport links including the M5 and Cheltenham Spa train station. It is walking distance to GCHQ and Cheltenham town centre is also within easy reach, providing an extensive range of shops, restaurants, cafés, and leisure facilities.

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GROUND FLOOR
525 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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