



Ariel Lodge Road, Pittville, GL52 2TA

In Excess of £450,000



Ariel Lodge Road

Pittville, GL52 2TA

Situated within a quiet cul-de-sac in the highly popular area of Pittville, this well-presented two bedroom bungalow offers comfortable single level living and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Beautifully Presented Spacious Semi-Detached Two Bedroom Bungalow
- Three Separate Reception Rooms
- Quiet Cul-De-Sac Location Close To The Town Centre and The Famous Pittville Park
- Westerly Facing Rear Garden With Side Access To The Front Of The Property
- Driveway Parking





Situated within a quiet cul-de-sac in the highly popular Cheltenham District of Pittville, this well-presented two bedroom bungalow offers comfortable single level living in a peaceful residential setting close to Cheltenham Town Centre and the famous Pittville Park. The property provides well balanced accommodation including a bright sitting room, separate dining room, kitchen with utility area, conservatory overlooking the garden, two bedrooms and a family bathroom. Externally the property benefits from a private westerly facing garden and driveway parking. This property has the benefit of being offered to the market with No Onward Chain.

Entrance Hall: A welcoming entrance hall providing access to the principal accommodation. The space creates a pleasant introduction to the home and connects the living areas with the bedrooms and bathroom.

Sitting Room: A bright and comfortable reception room positioned to the front of the property. A large window allows plenty of natural light to fill the space, while a feature gas fireplace creates a warm and inviting focal point. The room is finished with carpeted flooring and benefits from built-in storage within the alcove, comprising both cupboard space and shelving.

Dining Room: Positioned adjacent to the kitchen, the dining room offers a dedicated space for both formal dining and everyday family meals. This room provides excellent versatility to suit a range of lifestyles and with wood effect flooring continuing from here through to the conservatory it creates a cohesive and well connected living space.

Kitchen: The kitchen is fitted with a range of cream wall and base units, some featuring attractive glazed display panels, complemented by wood effect work surfaces and tiled flooring. This bespoke fitted kitchen incorporates a gas hob with cooker hood, double oven and integrated fridge. The sink unit with mixer tap is positioned beneath a window overlooking the rear garden, allowing for excellent natural light and a pleasant outlook.

Utility Room: Positioned at the front of the property and connected to the kitchen, the good sized utility room offers an additional storage and laundry space, helping to keep the main kitchen area uncluttered and practical. A huge benefit is that there is also side access through the utility room to the rest of the home, ideal after those long walks in the Cotswolds.

Conservatory: The conservatory area is ideal for enjoying the garden throughout the seasons and acts as a relaxing additional reception space, whilst also providing direct access to the garden.

Bedroom One: A generous double bedroom positioned towards the front of the property, benefiting from built-in wardrobes providing excellent storage.

Bedroom Two: A well-proportioned second bedroom which could equally serve as a guest room, dressing room or home office depending on requirements.

Bathroom: The generously sized bathroom is fitted with a modern shower over bath, wash basin and WC, completing the internal accommodation.

Garden: The property enjoys a beautifully positioned westerly facing rear garden, perfect for enjoying afternoon and evening sunshine. Designed with both relaxation and entertaining in mind, a generous raised decked terrace overlooks the garden, creating an ideal space for outdoor dining or unwinding. The garden itself offers a pleasant and versatile setting, while useful side access provides a convenient connection to the front of the property.

Parking: There is driveway parking for two vehicles at the front of the property as well as side access to the rear garden.

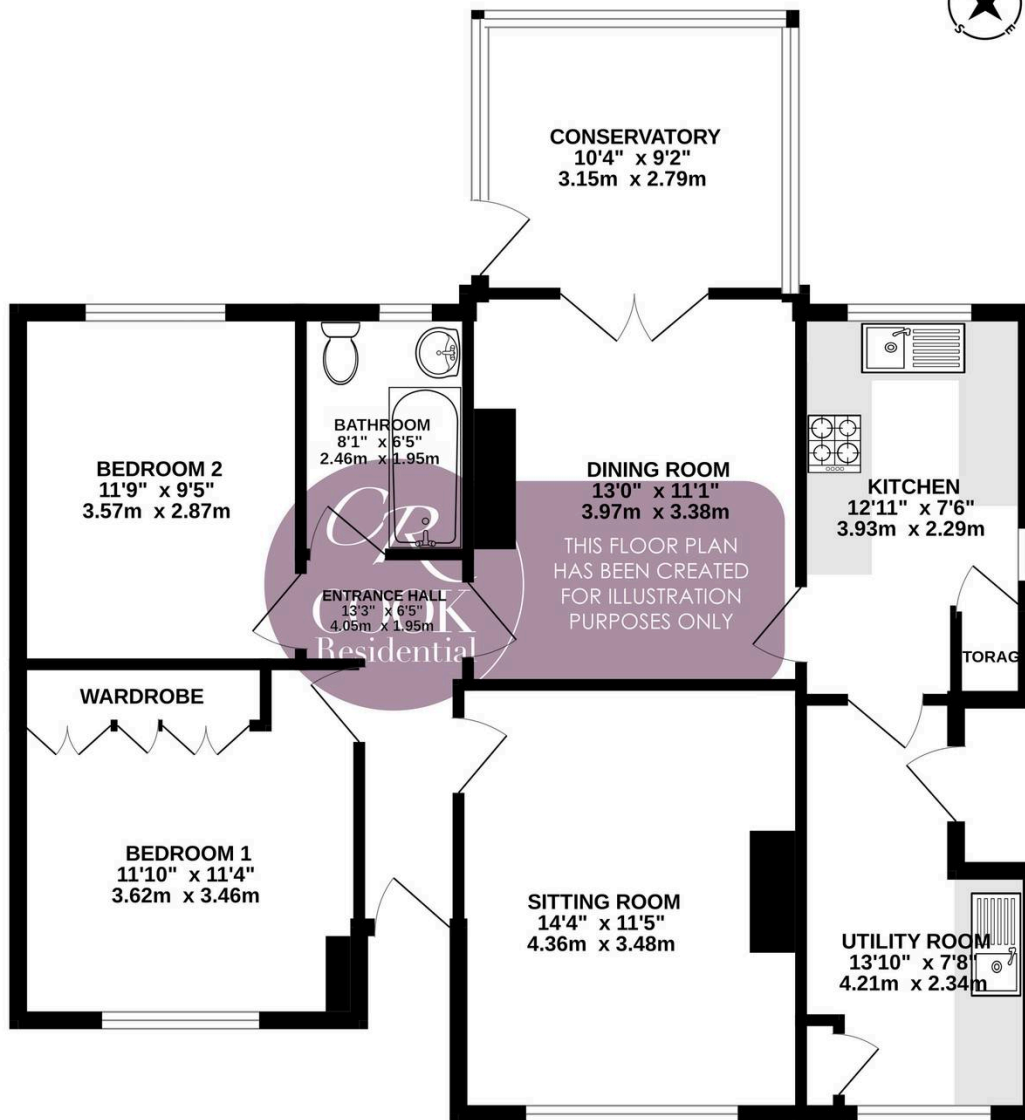
Tenure: Freehold

Council Tax Band: C

Location: Situated in the sought-after Pittville area, Ariel Lodge enjoys close proximity to Pittville Park with its lakes, walks and the iconic Pump Room. Cheltenham Town Centre is easily accessible, offering a wide range of shops, restaurants and cultural attractions. The property is also well placed for Cheltenham Spa railway station and major road links, making it ideal for both convenience and connectivity.

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GROUND FLOOR



TOTAL FLOOR AREA : 1005sq.ft. (93.4 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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