



Whaddon Road, Cheltenham, GL52 5NS

Guide Price £250,000



Whaddon Road

Cheltenham, GL52 5NS

A well-presented, semi-detached red brick home offers bright and spacious accommodation across two floors, complemented by off-road parking, and enclosed gardens to both the front and rear. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mature Semi-Detached Red Brick Property
- Two Double Bedrooms
- Dual Aspect Sitting Room
- Kitchen/Dining Room
- Enclosed Front And Rear Gardens
- Driveway Providing Off-Road Parking





This well-presented semi-detached red brick home offers bright and spacious accommodation across two floors, complemented by off-road parking, enclosed gardens to both the front and rear, and a convenient location close to local amenities and transport links. Thoughtfully updated throughout, the property combines practical living spaces with modern finishes, making it an ideal first-time purchase, investment, or home for those looking to upsize slightly.

Entrance Hall: A welcoming entrance hall with stairs rising to the first floor and access to the principal ground floor rooms.

Sitting Room: A spacious and comfortable dual aspect reception room overlooking both the front and rear gardens, allowing for an abundance of natural light throughout the day. The room features a decorative fireplace and ample space for lounge furniture, while the generous proportions also provide flexibility for a home working area if required.

Kitchen/Dining Room: Positioned to the front of the property, the kitchen/dining room is fitted with a range of shaker-style wall and base units complemented by wooden worktops and tiled flooring. There is space for appliances, room for a dining table, and access out to the rear courtyard garden, creating a practical and sociable everyday living space. A useful understairs storage cupboard is also accessed from the kitchen/dining room.

Landing: Providing access to both bedrooms and the family bathroom.

Bedroom One: A particularly generous principal bedroom benefiting from dual aspect windows which allow for an abundance of natural light. The room offers plenty of space for freestanding bedroom furniture.

Bedroom Two: A well-sized second bedroom with built-in wardrobe storage, ideal as a guest room, nursery, or home office.

Bathroom: A stylish and modern family bathroom fitted with a panelled bath, separate curved shower enclosure, wash hand basin with vanity storage below, and WC. Finished with contemporary tiling and a frosted window to the rear aspect.

Outside: To the front, the property benefits from an enclosed lawned garden with mature planting and hedging, creating an attractive approach and pleasant separation from the road. There is also off-road parking laid to gravel.

To the rear, the enclosed courtyard garden provides a combination of paved seating areas and decorative slate, making it low maintenance and ideal for outdoor entertaining. A useful brick-built outbuilding provides additional storage, while gated side access adds further practicality.

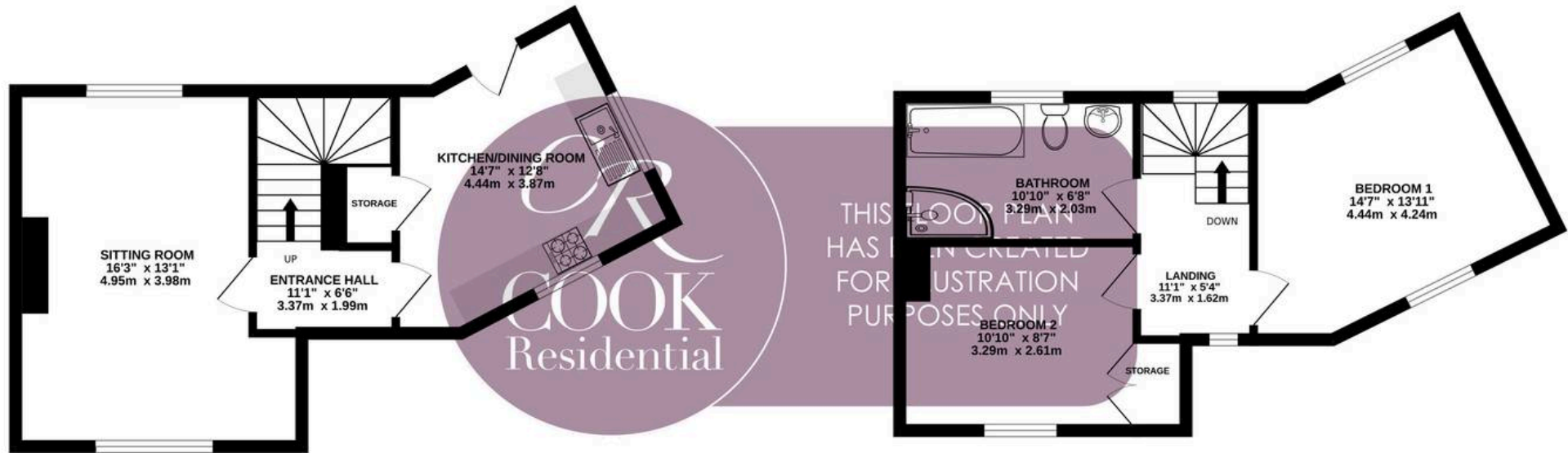
Location: Whaddon Road is conveniently situated to the east of Cheltenham town centre, offering easy access to local shops, schools, supermarkets, and regular transport links. Cheltenham town centre, Cheltenham General Hospital, and Sandford Park are all within easy reach, while nearby green spaces and countryside walks provide an excellent balance between convenience and lifestyle.

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GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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