



Wharfdale Square, Cheltenham, GL51 8DL

In Excess of £325,000





Wharfdale Square

Cheltenham, GL51 8DL

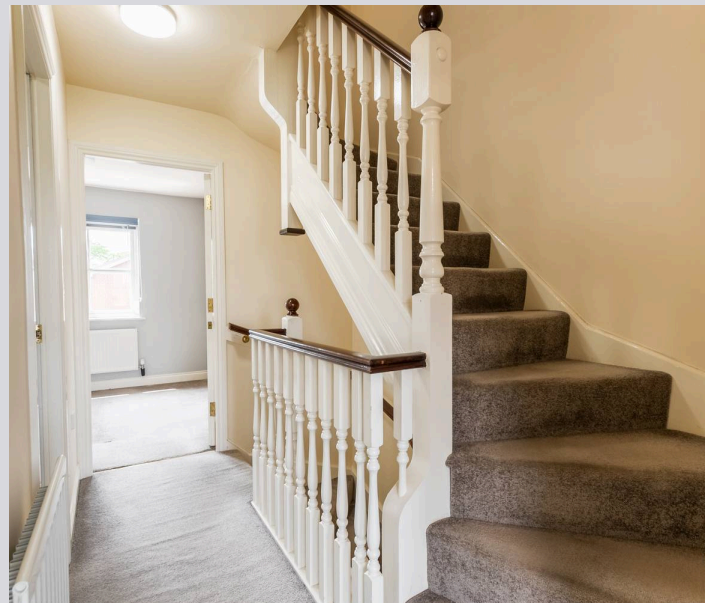
A well-proportioned three-bedroom end-of-terrace townhouse, arranged over three floors and offered to the market with no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Three-Bedroom End-Of-Terrace Townhouse
- Accommodation Arranged Over Three Floors
- Principal Bedroom With Walk-In Wardrobe And Shower Room
- En-Bloc Garage With Parking Space
- Sits Peacefully Within A Quiet Cul-De Sac, And Close to parks and schools





A well-proportioned three-bedroom end-of-terrace townhouse, arranged over three floors and offered to the market with no onward chain. Situated within a popular residential development, this spacious home benefits from a generous sitting/dining room, a principal suite occupying the top floor, an enclosed low-maintenance garden, an en-bloc garage, and off-road parking. Offering versatile accommodation throughout, the property is ideally suited to families and investors alike.

Entrance Hall: A welcoming entrance hall providing access to the ground floor accommodation, with stairs rising to the first floor and a useful storage larder.

Cloakroom: Fitted with a WC and wash hand basin.

Kitchen: Positioned to the front of the property, the kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a built-in oven, gas hob with extractor above, sink and drainer, and space for additional appliances. A front-facing window provides natural light and creates a bright working environment.

Sitting/Dining Room: Occupying the rear of the property, this spacious reception room offers ample space for both living and dining furniture. French doors provide direct access to the rear garden, creating an ideal space for everyday living and entertaining. A useful built-in storage cupboard further enhances the practicality of the room.

First Floor Landing: Providing access to two double bedrooms, the family bathroom, and staircase rising to the second floor.

Bedroom Two: A well-proportioned double bedroom overlooking the rear aspect, benefiting from built-in wardrobes and a dressing table providing useful storage.

Bedroom Three: A further generous double bedroom positioned to the front of the property, also featuring built-in wardrobes and a dressing table.

Family Bathroom: Fitted with a panelled bath with shower over, WC and wash hand basin.

Second Floor Landing: Providing access to the principal bedroom and shower room.

Bedroom One: Occupying the entire top floor, the principal bedroom is an impressive and spacious retreat, benefiting from a walk-in wardrobe and dressing table creating an excellent principal suite. The room is further complemented by the adjacent shower room and enjoys a pleasant elevated outlook.

Shower Room: Serving the principal bedroom, this well-appointed shower room is fitted with a shower enclosure, WC, and a built-in vanity unit incorporating a wash hand basin, cupboards and shelving, providing excellent storage while maintaining a clean and practical finish.

Rear Garden: The enclosed rear garden has been designed for ease of maintenance and is predominantly laid to artificial lawn with a paved seating terrace adjoining the property, providing an attractive outdoor space for relaxing or entertaining. Enclosed by fencing it is not overlooked, thereby ensuring privacy. It also benefits from gated access leading out to the en bloc garage and parking space.

Garage & Parking: The property benefits from an en-bloc garage together with a parking space directly in front, providing convenient off-road parking and additional storage.

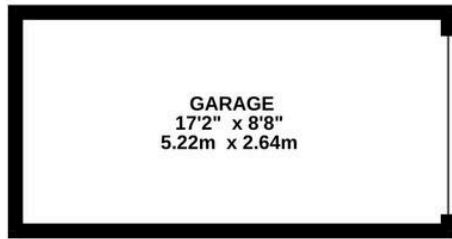
Location: Wharfdale Square is situated within a popular residential area on the western side of Cheltenham, offering convenient access to a range of local amenities including shops, supermarkets, King George V playing field and leisure facilities. The property is walking distance to the highly regarded Pates Grammar School and Cheltenham town centre is easily accessible, providing an excellent selection of restaurants, cafés, independent boutiques and nationally recognised retailers. The property also benefits from excellent transport links, with easy access to the M5 motorway network and Cheltenham Spa railway station.

Virtual Staging Disclaimer: Some images have been digitally enhanced using AI virtual staging technology to illustrate the potential use and layout of certain rooms. Furniture and decorative items shown are for illustrative purposes only and are not included in the sale.

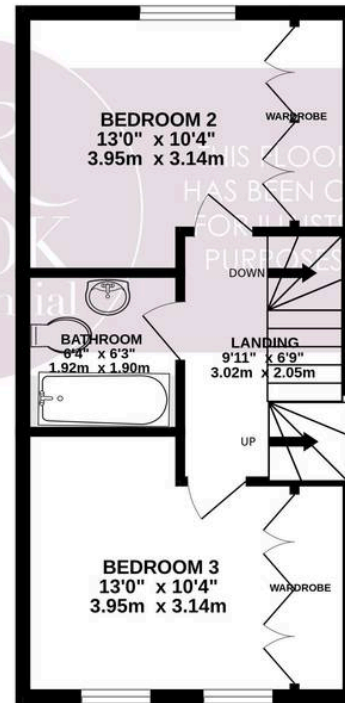
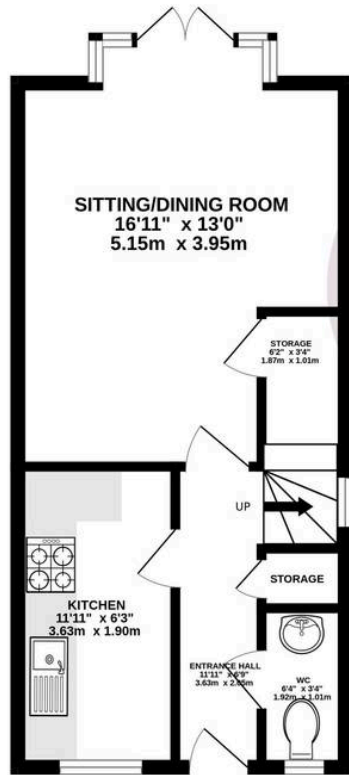
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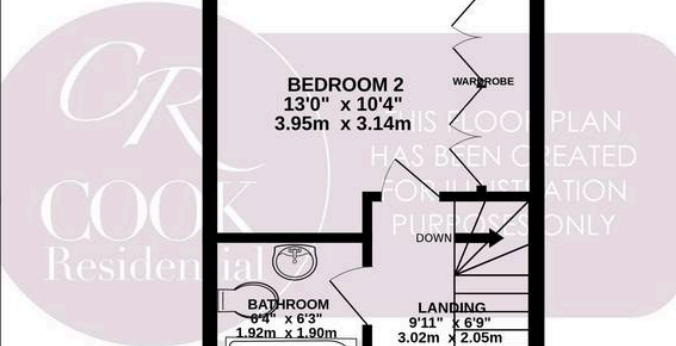
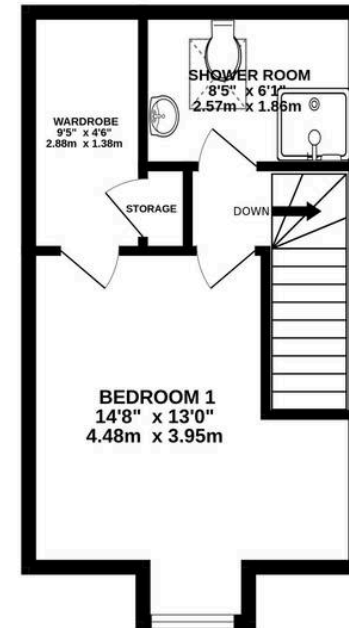
GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



SECOND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 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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