



Atherstone Close, Cheltenham, GL51 0NX

Guide Price £280,000





Atherstone Close

Cheltenham, GL51 0NX

A well-presented and deceptively spacious three-bedroom home, positioned within a popular residential area of Springbank.

Council Tax band: B

Tenure: Freehold

EPC Rating: D

- No Onward Chain
- Three Bedroom Terraced Home
- Well Presented Throughout
- Sought After Springbank Location
- Enclosed Rear Garden
- Driveway Parking and Garage





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 EV charging point, making it an ideal home for families, first-time buyers, or downsizers alike.

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. 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, together with space for freestanding appliances including 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.

Parking: To the front, the property benefits from driveway parking leading to an attached garage, together with a wall-mounted EV charger.

Garden: To the rear, the enclosed garden is mainly laid to lawn and features a paved patio seating area, mature shrubs, and gated side access, creating an excellent outdoor space for relaxing and entertaining.

Agents Note: **Planning Permission:** Purchasers should be aware that there is full planning permission granted for the construction of a two-bedroom, two-bathroom link-attached dwelling. Further details, plans and supporting documents can be viewed via Cheltenham Borough Council's planning portal under reference 26/00089/FUL. Purchasers are advised to make their own enquiries regarding the approved scheme.

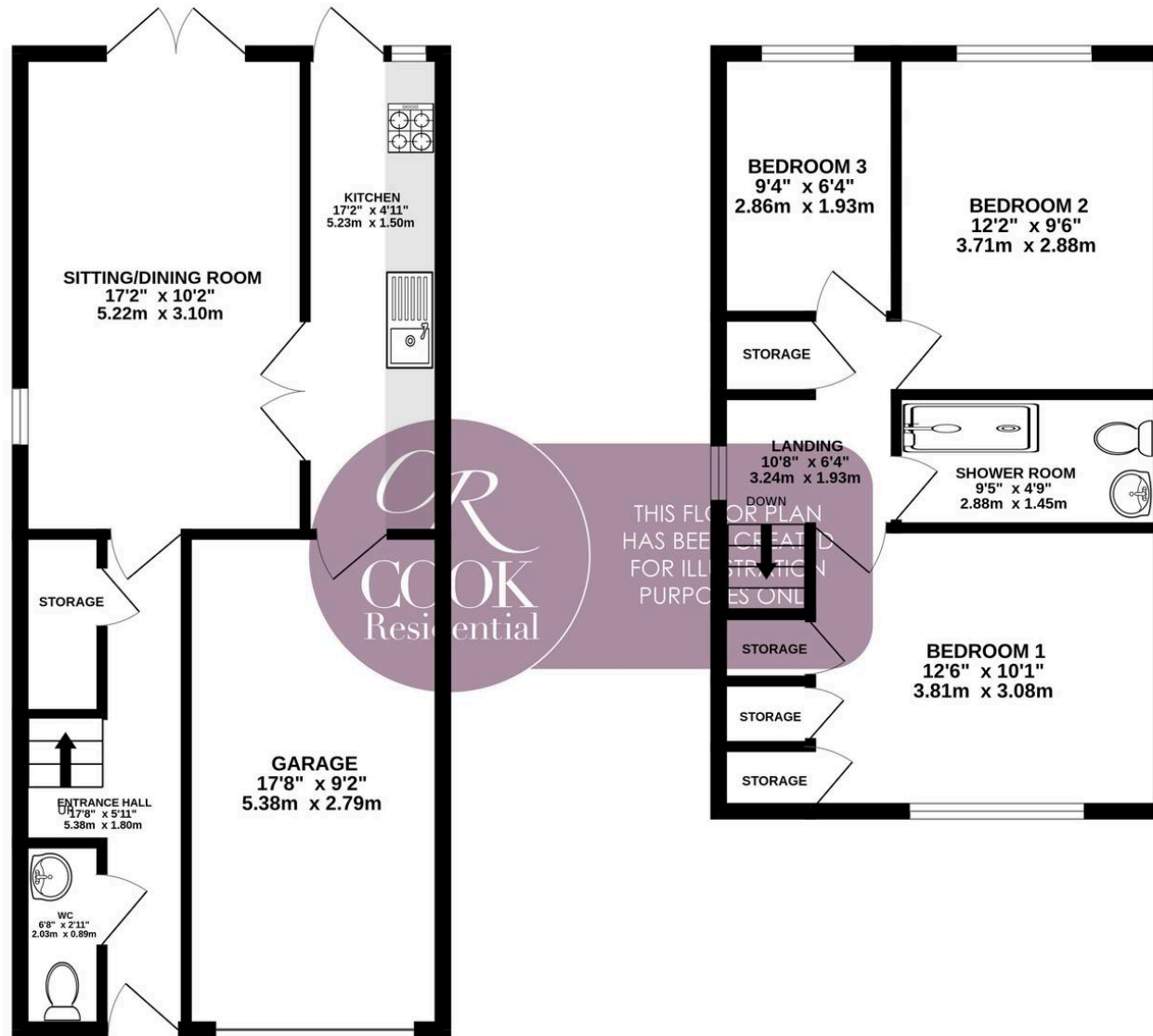
Location: Springbank is a popular residential area on the western side of Cheltenham, offering excellent access to local schools, supermarkets, parks, and transport links including the M5 and Cheltenham Spa train station. It is within walking distance of GCHQ, while Cheltenham town centre is also within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

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



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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