



Chelt Road, Cheltenham, GL52 5QR

Guide Price £260,000



Chelt Road

Cheltenham, GL52 5QR

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extended Two Bedroom Semi Detached Property
- Modern Kitchen/Dining with Garden Access
- Enclosed Rear Garden
- Two Bathrooms
- Driveway Parking for Multiple Vehicles
- Beautifully Presented Throughout

A well-presented two-bedroom semi-detached home offering spacious and versatile accommodation, situated within a convenient Cheltenham location. Benefiting from generous off-road parking, two bathrooms, and a beautifully maintained rear garden, this attractive property provides an excellent opportunity for first-time buyers, downsizers, or investors seeking a home that combines practicality with modern living.





A well-presented two-bedroom semi-detached home offering spacious and versatile accommodation, situated within a convenient Cheltenham location. Benefiting from generous off-road parking, two bathrooms, and a beautifully maintained rear garden, this attractive property provides an excellent opportunity for first-time buyers, downsizers, or investors seeking a home that combines practicality with modern living.

Entrance Hall: A welcoming entrance hall providing access to the living room. An inner hallway leads through to the kitchen/dining room, ground floor shower room, and staircase rising to the first floor.

Living Room: Positioned at the front of the property, the living room is a comfortable reception space enjoying excellent natural light through a large front-facing window. The room provides ample space for seating and creates a pleasant setting for everyday living.

Kitchen/Dining Room: Forming the heart of the home, the spacious kitchen/dining room is fitted with a range of contemporary high-gloss grey wall and base units complemented by marble-effect work surfaces and integrated wine storage. Integrated appliances include an oven, gas hob, extractor hood, dishwasher, and washing machine, whilst there is additional space for an American-style fridge freezer and dining table. Dual-aspect windows and French doors opening onto the rear garden create a bright and airy atmosphere, whilst a side door provides convenient access to the driveway.

Shower Room: Located on the ground floor, the shower room is fitted with a walk-in shower enclosure, wash hand basin, and low-level WC, providing excellent practicality and flexibility.

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

Bedroom One: A generous double bedroom positioned to the front of the property and benefiting from triple windows allowing natural light to flood the room. A useful walk-in wardrobe provides excellent storage and enhances the functionality of the space.

Bedroom Two: A further double bedroom enjoying a pleasant outlook over the rear garden and offering ample space for bedroom furniture.

Family Bathroom: Fitted with a modern suite comprising a panelled bath, wash hand basin, and low-level WC, serving the first-floor accommodation.

Rear Garden: The enclosed rear garden has been thoughtfully maintained and provides an attractive outdoor space for both relaxation and entertaining. Predominantly laid to lawn, the garden also benefits from a patio seating area and an additional decked terrace, creating multiple areas to enjoy throughout the day.

Parking: To the front of the property is a generous tarmac driveway providing off-road parking for multiple vehicles.

Additional Details:

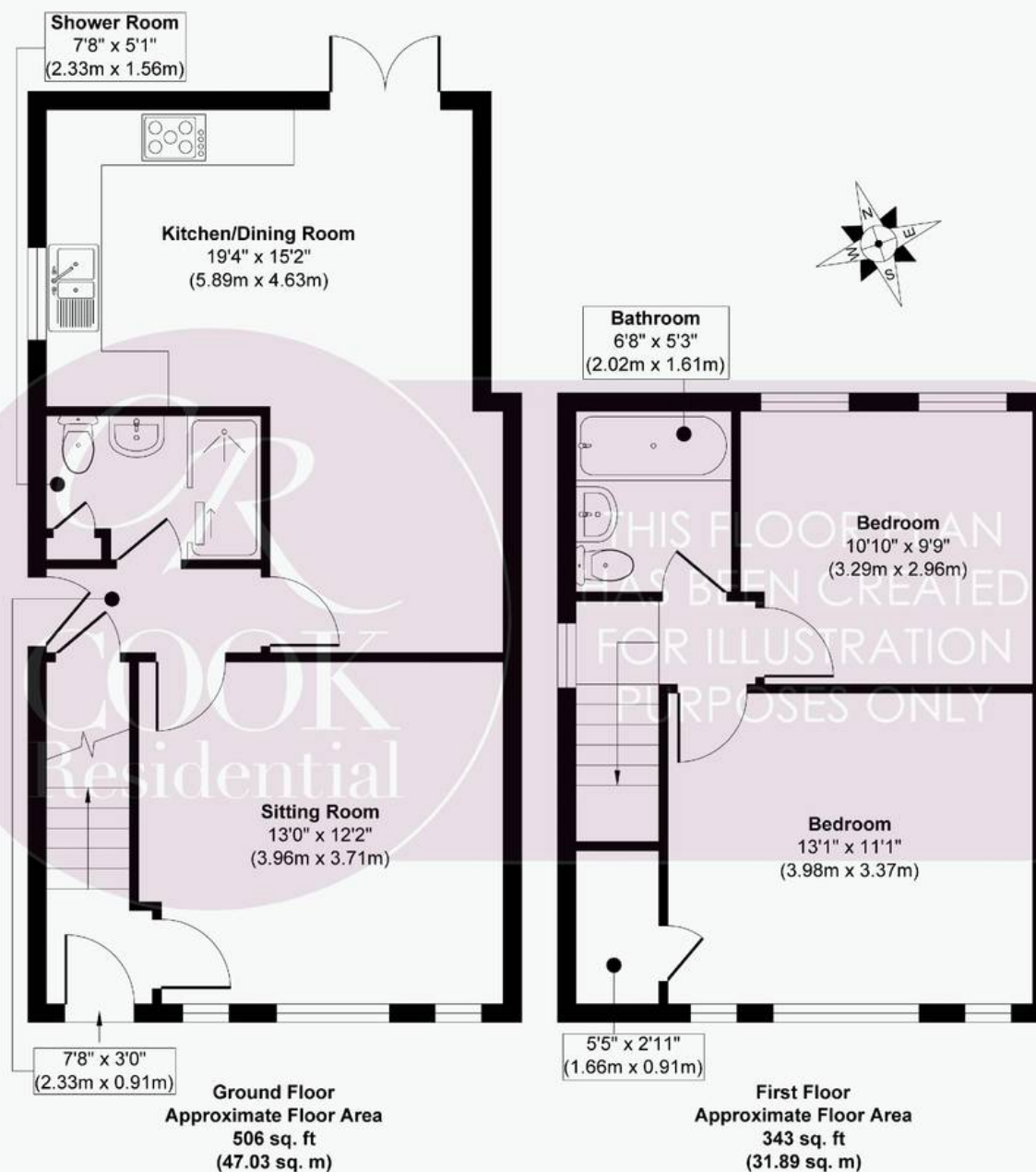
Tenure: Freehold

Council Tax Band: B

EPC Rating: C

Location: Situated within Cheltenham, the property enjoys convenient access to a wide range of local amenities, supermarkets, schools, and leisure facilities. Cheltenham is renowned for its Regency architecture, vibrant café culture, excellent shopping, and nationally recognised festivals. The property also benefits from excellent transport links to the A40, M5 motorway, Gloucester, and the wider Cotswolds.

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.



Approx. Gross Internal Floor Area 849 sq. ft / 78.92 sq. m

Produced by Elements Property





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.