

CHELTENHAM, GLOUCESTERSHIRE, GL50 3QP



21 GREAT WESTERN ROAD

This charming detached house has the unusual benefit of a garage and off road parking. The accommodation is bright and spacious and is arranged over two floors with the added incentive of a cellar for storage. The property has two double bedrooms, two reception rooms and a kitchen/breakfast room.

- Enclosed porch leading to an entrance hall with stairs to the first floor
- Sitting room with a wood burning stove inset
- A modern fitted kitchen/breakfast room with fitted appliances and a door leading to a dining room with French doors opening to the rear garden and
- Useful utility room with a w/c and further storage
- Two double bedrooms including a generous principal bedroom with built in wardrobes
- Modern Mezzanine bathroom
- Surprisingly generous rear garden laid partially to lawn with a patio, raised beds and vegetable garden
- garage with an electric up and over door in addition to a driveway with one space

DESCRIPTION

Set back from the road behind wrought iron railings, this two bedroom detached house has been updated by the current owner, is set along this popular no through road, and has the rare benefit of off road parking, a garage and a surprisingly large rear garden in the heart of Cheltenham. The property is light and spacious whilst benefitting from two double bedrooms, two reception rooms and a modern kitchen/breakfast room with a range of fitted units. 21 Great Western Road also has a cellar for storage.





SITUATION

Great Western Road is an established no through road comprising largely period properties - an idyllic location just a short walk to Christ Church, Waitrose supermarket, Cheltenham Spa railway station and the super range of shops, boutiques, restaurants and wine bars to be found in both Montpellier and The Promenade. The property is also easily accessible to all of the internationally recognised schools. Great Western Road also offers good access to the M5 and GCHQ. Cheltenham is well known for its festivals within the town during the calendar year, the most popular being literature, jazz and cricket.

GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band (C) - £1,950.01pa. (2024/2025).

VIEWINGS

Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

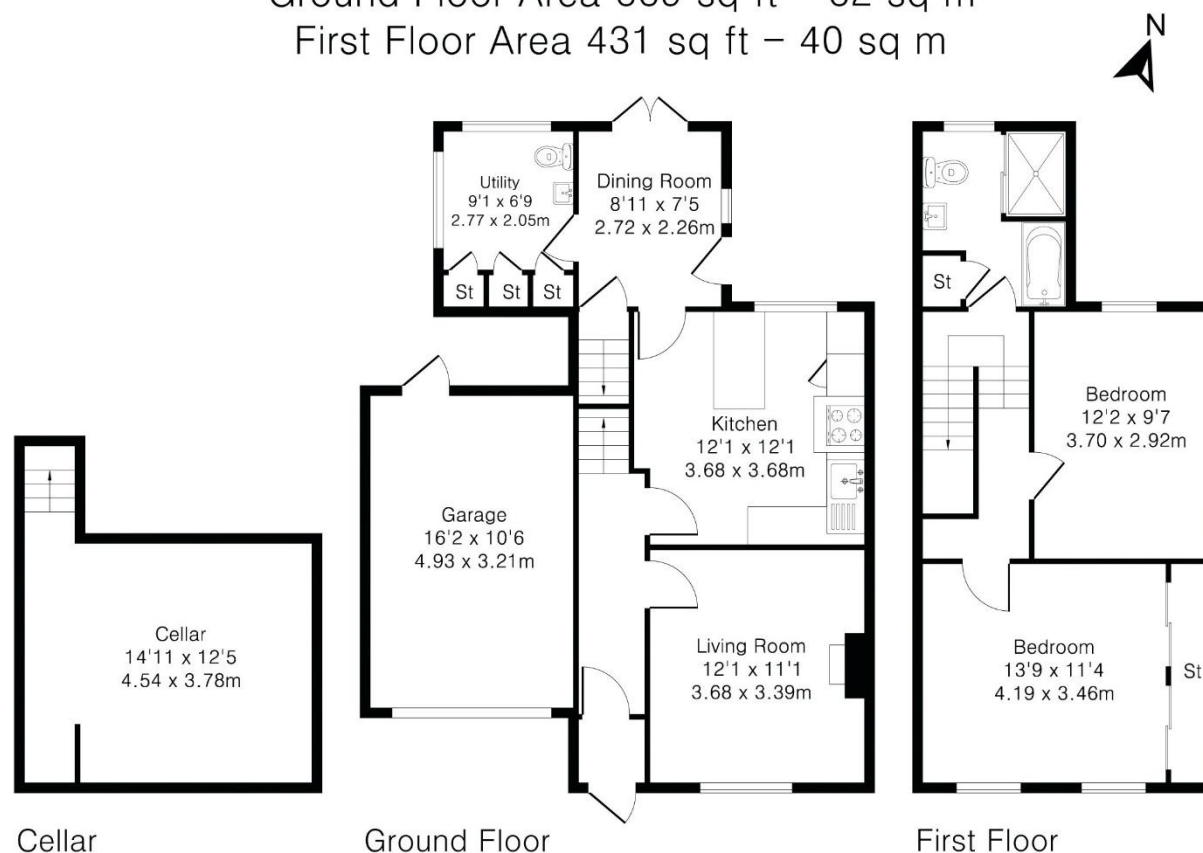


Approximate Gross Internal Area 1298 sq ft - 120 sq m

Cellar Area 198 sq ft – 18 sq m

Ground Floor Area 669 sq ft – 62 sq m

First Floor Area 431 sq ft – 40 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation only.

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