

7 CRANHAM ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL52 6BQ

 Charles Lear



7 CRANHAM ROAD

A rare opportunity to purchase a modern house set back from Cranham Road with scope to substantially upgrade and re-organise. The property provides off road parking, a garage which could be converted if required and manageable gardens.

DESCRIPTION

Set back from one of the most popular roads in the area, 7 Cranham Road is a modern house that would now benefit from some updating and offers the potential to re-organise and provide a more contemporary style of living. A recessed porch and front door lead into a reception hall with stairs to the first floor and a generous under stair storage cupboard. The hallway opens into the open plan sitting/dining room with dual aspect including a door into a garden. Also off the hall is the kitchen overlooking the garden to the rear. The ground floor also provides a further reception room located at the rear of the house with access into the garden, a bathroom and a boiler/utility room with personal door into the integral garage. The first floor plays host to four double bedrooms, all of which have fitted wardrobes, together with two bath/shower rooms which require updating. In all, the property presently measures nearly 1,400sq.ft. excluding the garage. This property is for sale with no onward chain.





SITUATION

Cranham Road connects Kings Road with Sydenham Road just a stone's throw from Cheltenham Cricket Club and several popular amenities on Hewlett Road. The town's vibrant centre is less than half a mile away and is readily accessible on foot, as are two lovely parks and the popular open air heated lido swimming pool. Cheltenham is on the edge of the Cotswolds and boasts several excellent state and private schools. The town hosts several major festivals of culture. The location is ideal for access to the A40 to London and the M5 motorway, and its bus and railway stations offers excellent access to London and elsewhere.

GENERAL INFORMATION

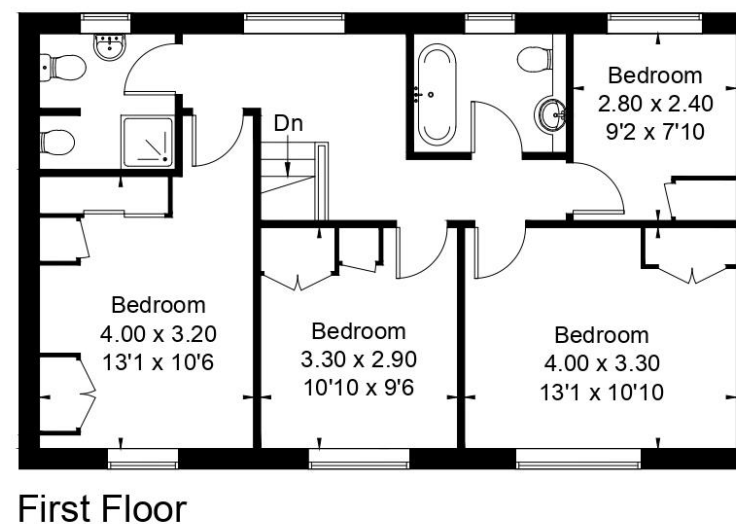
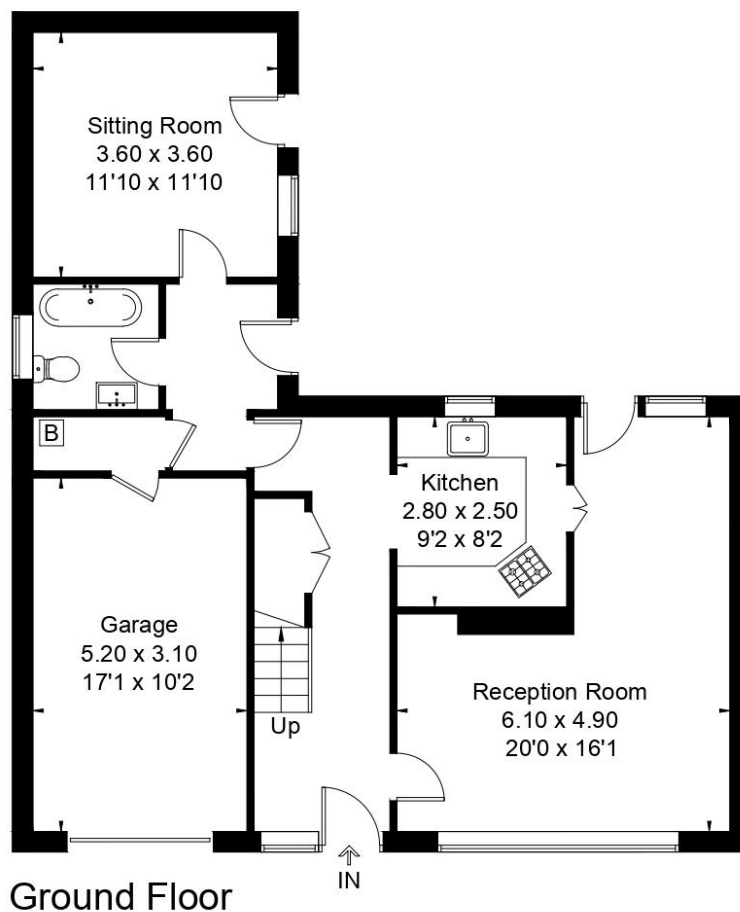
Services:
Mains water, electricity, gas and drainage are connected.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (E) - £2,745.75pa. (2025/2026).
EPC Rating: E.

INFORMATION

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

Approximate Floor Area = 144.6 sq m / 1557 sq ft
(Including Garage)



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