

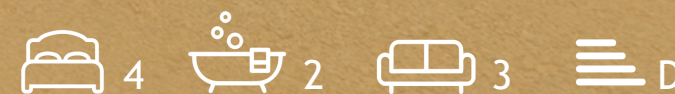


MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



12, Meadow Close,  
Cheltenham GL51 0TZ  
Asking price £599,000



## 12, Meadow Close,

### Cheltenham GL51 0TZ

A deceptively large, detached family home ideally situated within a tranquil cul-de-sac.

#### Full Description

A beautifully kept, deceptively large, detached family home ideally situated within a tranquil cul-de-sac.

Upon entering the property, you are greeted by an inviting living room. This features a large, curved sash window allowing for an abundance of natural light. There is versatile second reception room featuring an archway which flows into the spacious dining room. The kitchen possesses traditional charm and offers foundations for what could be a superb culinary space.

Upstairs we find four well-appointed bedrooms. The master bedroom features a size-able ensuite including a bath and walk in shower. The first floor is completed with a family bathroom and three generous bedrooms.

Large glass sliding doors are appointed throughout the property to allow for convenient access to the open and well-kept garden. This is a splendid space for keen gardeners!

This handsome property is a prime location for the train station and major motorways such as the A40. Whilst remaining in close proximity to the vibrant Cheltenham town Centre.

The home allows a super opportunity to personalise and modernise, whilst providing ample space for family living. It also boasts wall mounted air conditioning, a large driveway, and garage with space for multiple cars.





**Further Information**  
Services: Mains gas, electricity,  
water and drainage.

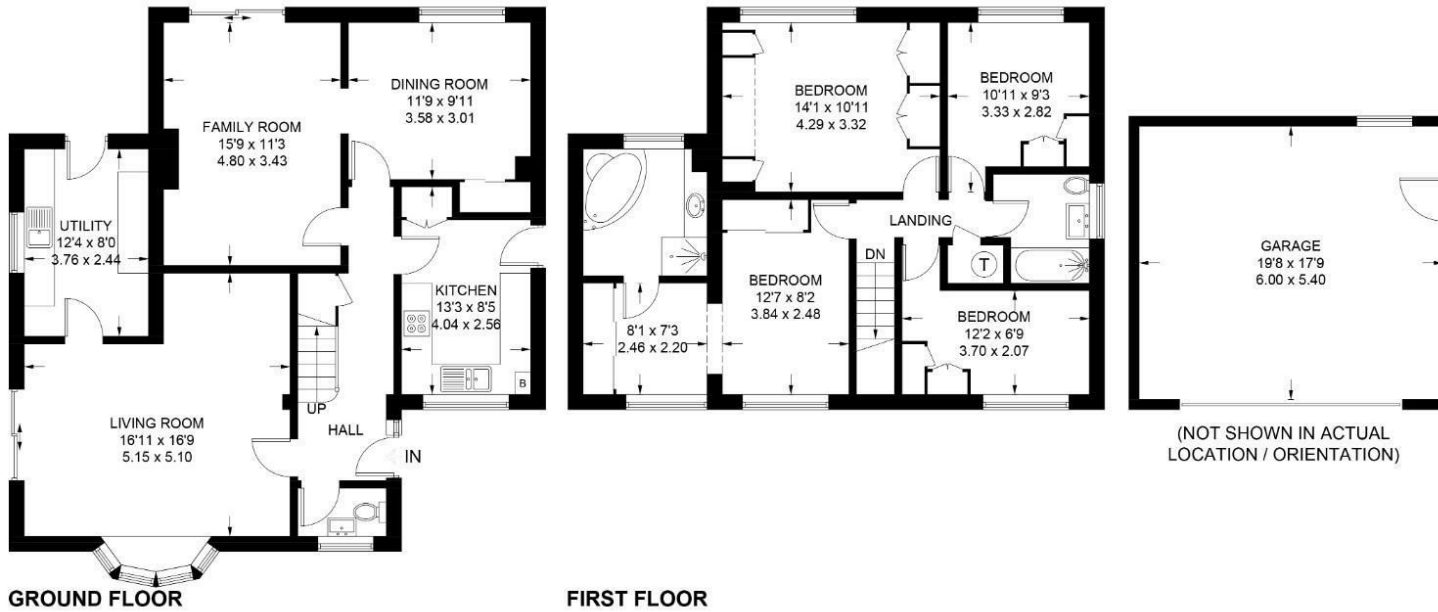
Council tax band: E

Local Authority: Cheltenham  
Borough Council.  
Tel. 01242 26 26 26

Tenure: Freehold

# Floor Plan

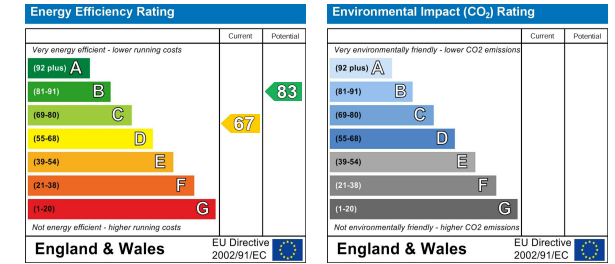
Approximate Gross Internal Area  
 Ground Floor = 88.7 sq m / 955 sq ft  
 First Floor = 66.6 sq m / 717 sq ft  
 Garage = 32.4 sq m / 349 sq ft  
 Total = 187.7 sq m / 2021 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.  
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Cheltenham Home Inspection © 2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Energy Efficiency Graph



# Area Map



# Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

Rotunda Buildings Montpellier Exchange  
 Cheltenham  
 Gloucestershire  
 GL50 1SJ

T. 01242 514 285  
 E. sales@morgan-associates.co.uk  
 W. www.morgan-associates.co.uk