



9 COBURN GARDENS, CHELTENHAM, GLOUCESTERSHIRE, GL51 0GE

**A SPACIOUS THREE STOREY 4 BEDROOM TOWNHOUSE SET IN AN ESTABLISHED MODERN DEVELOPMENT ON THE OUTSKIRTS OF CHELTENHAM
FAVOURERED DUE TO ITS PROXIMITY TO GCHQ AND EASE OF JOINING MAJOR ROAD NETWORKS NORTH AND SOUTH OF THE M5.**

9 Coburn Gardens is set back from the road and has a gated and block paved driveway.

On entering the property, the welcoming hallway leads off to the ground floor accommodation which includes a bay fronted dining room with double doors leading through to the fully fitted kitchen which has an array of both base and wall mounted units with integrated appliances. To the side is a utility room. Beyond the kitchen glazed doors open to the conservatory which can be used all year round. There is also a cloakroom.

On the first floor the principle sitting room offers an elevated aspect overlooking the neat and well-maintained garden. The front reception room is fitted with a range of bespoke shelving and cabinets and is an ideal reading room. There is also an office.

The bedrooms are arranged over two floors with the Master bedroom of exceptional size benefitting from an en-suite. Bedroom 2 also has an en-suite shower. Many of the bedrooms have built in storage and wardrobes and there is also a further family bathroom.

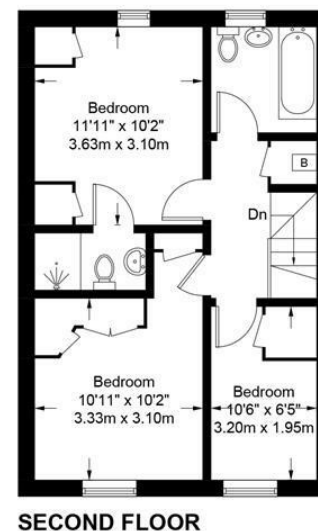
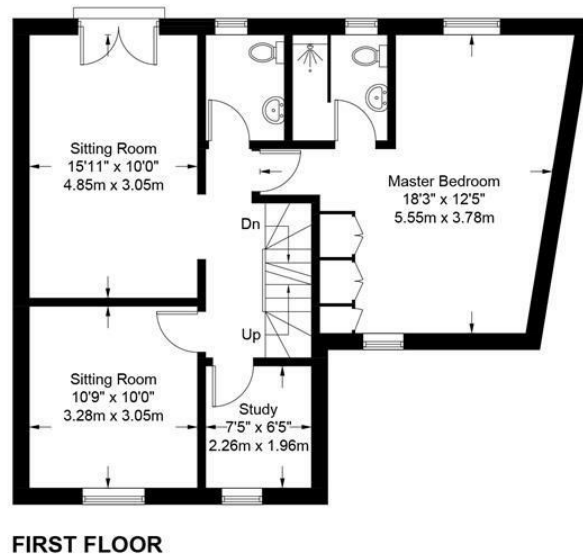
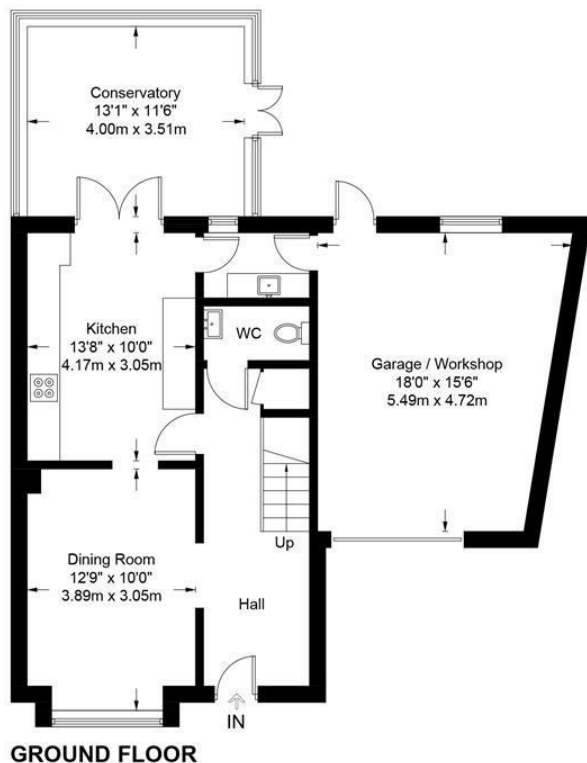
Garden: Mature fully enclosed by natural hedging and fencing. A sizable, paved terrace allows for 'El fresco' dining and a pergola provides a further sitting area. An exterior door leads to the garage.

Garage: 18' x 15'5" (5.49m x 4.72m). Oversized with potential for alternative uses which can comfortably fit a large SUV along with space for the usual selection of family associated equipment.

AGENTS NOTE: The property is double glazed, has gas central heating and offered with no onward chain.







Approximate Gross Internal Area = 2103 sq ft / 195.4 sq m
(Including Garage)

Illustration for identification purposes only, measurements are approximate and are not to scale.
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EPC: Band C - AWAITING
Council Tax: E
Area: 2103.00 sq ft

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