



Twenty
Painswick Road



Twenty Painswick Road GL50

- An immaculately presented home in a sought after location in Cheltenham •
 - Beautiful open plan kitchen with feature island & dining space •
- Two bedrooms • Spacious lounge with open fireplace • Modern bathroom •
- Private rear courtyard with patio area and rear access • Large loft space •
 - Moments from Suffolk Square & Montpellier •

An immaculately presented two bed home in Cheltenham

In summary, an immaculately presented spacious home in a desirable location in Cheltenham. This wonderful house has two bedrooms, a modern bathroom, spacious lounge with an open fire, open plan new kitchen and dining space, and a private rear courtyard. With Suffolk Square and Montpellier on the doorstep, the location is perfect.

Vendor's comments: *'We love the location, a short walk from shops, restaurants, café's parks, town and the station.*

Restrictions stop traffic coming directly down from Shurdington Road to Suffolk Road so Painswick Road remains quiet.

Whilst parking might seem a concern without a driveway, it's not bad here at all with most other houses having driveways.

We did not do the garden ourselves, but we have had the paving cleaned and re-sanded this summer. The garden is low maintenance, good storage for bikes etc, a lovely little sun trap and the fig tree does produce, particularly

this hot summer! There is rear access which is helpful.

We love the original features that are left including the working fireplaces and some doors.'

The **hallway** welcomes you into this stunning home from the front door. The hallway allows access with blue & white diamond tiled flooring to the lounge and open plan kitchen & dining space. There are stairs taking you up to the first floor.

The **lounge** is a stunning room with a large sash window and high ceiling, benefiting from plenty of natural light. This room is beautifully decorated with lots of character feature including wooden floors and a lovely open fireplace.

The **open plan kitchen & dining space** is beautiful. There is a spacious dining area with an open plan fireplace and surround, benefiting from underfloor heating. Storage cupboard and modern tiled flooring that flows into the stunning

kitchen. There are Velux windows and double patio doors to access the private rear courtyard & patio. This extended space has a new modern bespoke kitchen (Regency kitchen & bathroom company) with integrated appliances, gas range double oven, plenty of worktop space & storage, and a lovely feature island and sink in the centre.

The **primary bedroom** is spacious room, with two large sash windows and high ceilings. There is a cupboard in the corner and features a wonderful ornate fireplace. The floor is carpeted and flows along the landing to the second bedroom.

Bedroom 2 is positioned at the rear of the house, looking out over the rear private courtyard and patio. This room has high ceilings and carpeted floor.

The **bathroom** is located at the end of the landing. The room has a white bathroom suite with integrated shower, a glass panel and part tiled walls. There is tiled flooring, storage units, a towel radiator and a window.

The **loft** is a large space with electricity, fully boarded and has a Velux window. The hatch is located at the top of the stairs on the landing with a pull down ladder.

The **front of the house** has a gravelled area with wrought iron fencing and a gate.

The **rear private courtyard** is a lovely space. There is a patio area with space for a table and chairs. To the back is a large storage shed with covered area and a gate to access the rear. The double patio doors give direct access to the kitchen..

Sq ft size: 934 approx square feet.

Broadband connectivity availability: Super fast fibre.

Mobile coverage: 4G voice & data.

Council Tax: C.

EPC Rating: TBC.

Tenure: Freehold.

Additional:

2021 - Wall removed to create open plan kitchen & dining space.

2021 - New Kitchen by Regency Kitchen & Bathroom Company.

2022/3 - Damp proof membrane in dining room.

2023 - Underfloor heating in dining room.

2022/3 - Back half of roof replaced with slate.

2024 - New UPVC rear double patio doors.



LOCATION:

Perfectly situated location in Cheltenham.

The attractive Regency town of Cheltenham offers a wealth of amenities including local independent shops, bustling local markets and recreational facilities. The town's thriving community provides a diverse array of boutique and antique shops, independent tea rooms and coffee shops.

The popular Regency town offers an incredible social scene with fabulous Michelin starred restaurants and exclusive bars. Cheltenham is home to world-renowned festivals including annual horse racing culminating in the Cheltenham Gold Cup along with the Science Festival, the Literary Festival and the Jazz Festival.

The wonderful Everyman theatre hosts a variety of superb shows, plays, musicals and Christmas Pantomimes and is one of the town's three theatres.

Cheltenham boasts plenty of outside space including parks, leisure facilities, golf courses and beautiful walks on the Cotswold Way. Nestled perfectly between the Cotswold Hills and the Wye Valley with the scenic Royal Forest of Dean a short drive away. Cheltenham is home to a collection of prestigious schools including Cheltenham College, Dean Close, Cheltenham Ladies College and Pates Grammar.



DIRECT TRAINS TO LONDON PADDINGTON
BRISTOL, BATH, BIRMINGHAM
DIRECT ACCESS TO M5
GLOUCESTER - 12 MILES
SWINDON - 30 MILES
BRISTOL - 37 MILES
OXFORD - 41 MILES

All distances are approximate



































































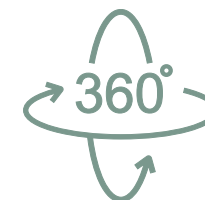
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20 PAINSWICK ROAD,
 CHELTENHAM GL50 2HA

Asking price £499,950



GROSS INTERNAL AREA
 FLOOR 1: 527 sq. ft, 160 m², FLOOR 2: 407 sq. ft, 124 m²
 TOTAL: 934 sq. ft, 284 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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estate agents