



32 GRAFTON ROAD
Cheltenham | Gloucestershire | GL50 2DE

HUGHES **HS** SEALEY

Welcome to...

32 GRAFTON ROAD

Welcome to Number 32 Grafton Road, a four-bedroom end-of-terrace family home, enjoying accommodation arranged over three floors. Offered for sale with no onward chain, the home benefits from a corner plot, a larger than average garden and a single garage. Internally, there is a wealth of accommodation, with two reception rooms, a kitchen, a separate utility room, and a bath/shower room on each of the upper floors, and it is because of the above that the home comes with a high recommendation to view. The property is located within proximity to the excellent Bath Road shopping area, half a mile from Cheltenham College and less than three quarters of a mile from Cheltenham General Hospital. As well as superb educational facilities, the town is well known for the many literary and music festivals that it holds, as well as the cricket and National Hunt festivals. Nearby sporting opportunities include squash, tennis, and swimming facilities, while there are also a number of golf courses on the edge of the town. There is access to the M5 and the M4 via the A417/419, with a train service to London Paddington from Cheltenham Spa station.

Returning to the home, on the ground floor are an entrance hall, cloakroom, and separate utility room, which provide access to the rear garden. Completing the floor is the fitted kitchen, which, at the head of the room, opens onto the formal dining area, which enjoys plenty of natural light from the double-aspect windows.

On the first floor is a spacious living room, located at the front of the property, which, like the dining room, has double-aspect windows, allowing plenty of light into the room. Completing the floor is a three-piece shower room and the first of the four bedrooms.

On the upper floor are the remaining three bedrooms and the three-piece family bathroom.

Externally, the front garden is laid to lawn, and there is gated side access to the rear garden. The rear garden is a lovely size, benefiting from the corner plot the home enjoys. Predominantly laid to lawn, the garden is enclosed by walling, while at the head of the garden, a gate leads to the parking area, where the single garage can be found.

- Four-bedroom end of terrace family home, offered for sale with no onward chain
- Located in this highly sought after position within Cheltenham, minutes walk from amenities
- Accommodation arranged over three floors
- Property enjoys a corner plot so benefiting from a sizeable rear garden
- Ground floor features entrance hall, cloakroom, kitchen, dining room and utility room
- First floor enjoys a spacious living room, single bedroom and three-piece shower room
- On the upper level are three further bedrooms and the family bathroom
- Externally there are lawned gardens to the front whilst to the rear is an enclosed, mature garden
- Gated access from the garden leads to the single garage
- A property that comes with a high recommendation to view

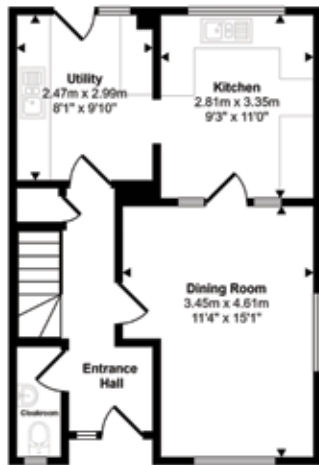
DIRECTIONS

To locate the property, enter the following postcode into your sat nav system: GL50 2DE. Upon arrival, the property can be identified by our For Sale sign.

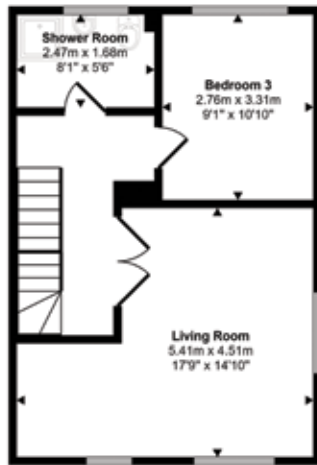




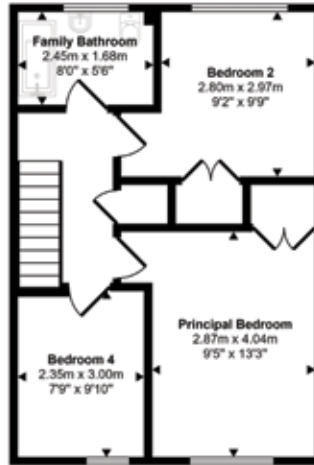
Approx Gross Internal Area
129 sq m / 1384 sq ft



Ground Floor
Approx 42 sq m / 456 sq ft



First Floor
Approx 43 sq m / 464 sq ft



Second Floor
Approx 43 sq m / 464 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		36
69-80	C		
55-68	D		
39-54	E	39	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



HUGHES **HS** SEALEY

HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES  SEALEY