



36 CHURCH ROAD  
Cheltenham | Gloucestershire | GL51 7AN

HUGHES **HS** SEALEY

# Welcome to... 36 CHURCH ROAD

Welcome to Number 36, Church Road, a wonderful four-bedroom, three-storey townhouse, constructed by New Dawn Homes in 2018, so meaning the property is still under NHBC warranty for a further three years. Offered for sale with no onward chain, the home is beautifully presented and as such is ready to move into and enjoy. Offering a wealth of internal accommodation, the property further benefits from driveway parking, an integral garage plus an enclosed garden and it is because of the above, that this property comes with a high recommendation to view.

On the ground floor, the home features a central entrance hall, cloakroom, garage – which benefits from light and power – whilst to the rear of the property is the spacious kitchen/dining room.

The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances. To the head of the room, French doors lead to the rear garden, whilst a further internal doors provides access to the separate utility room.

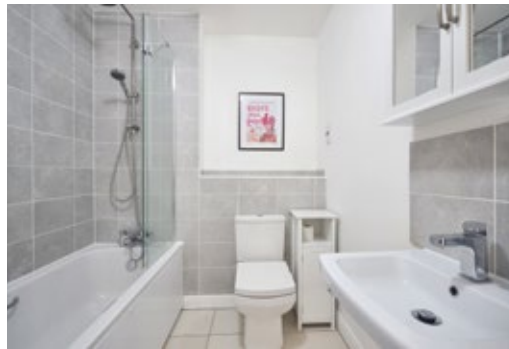
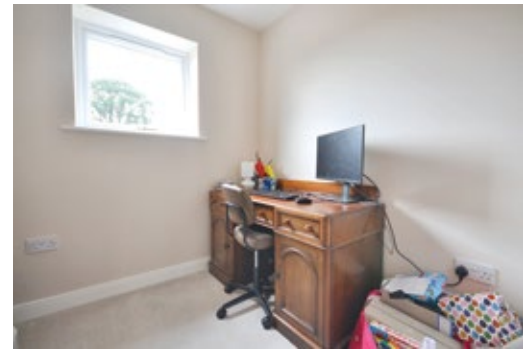
On the first floor is the spacious living room, located to the rear of the property, bedroom two – a double room, bedroom four – a single bedroom and finally the modern, three-piece family bathroom.

To the upper level is the principal bedroom and what a room this is. Enjoying plenty of height, the room is also flooded with natural light from the two large windows. Furthermore, the room benefits from fitted storage and a three-piece, en suite shower room. Completing the floor is bedroom three, also a double bedroom.









# Explore outside... 36 CHURCH ROAD

Externally to the front is a private driveway allowing for off road parking. The integral garage benefits from plasterboard finish and PVC flooring making it a usable space as a home gym or workshop. To the rear is an enclosed lawned garden with rear gated access.

## LOCATION

Located just off one of the town's main access routes leading to the fashionable Montpellier district, within close proximity to the property is one of the town's most respected schools, Dean Close, while Bournside School, Cheltenham Ladies College and Cheltenham College are all within walking distance.

The property is in an excellent position for access to the main transport links, including the M5 motorway at J11 and Cheltenham Spa Railway Station. Nearby are the fashionable districts of Montpellier, Lansdown and Tivoli, as well as the historic Christ Church.

- A wonderful four-bedroom townhouse, constructed in 2018 by New Dawn Homes

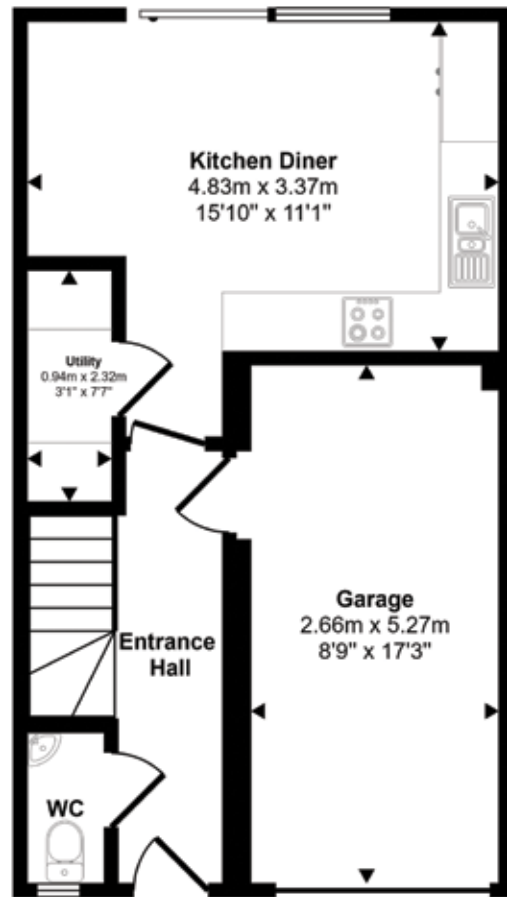
- Beautifully presented, and offered for sale with no onward chain
- Located within close proximity to Cheltenham town centre
- Driveway parking plus integral single garage
- Ground floor comprises entrance hall, cloakroom, kitchen/dining room and utility
- Kitchen enjoys wealth of fitted units, sitting alongside a host of integrated appliances
- First floor enjoys living room, one double bedroom, one single room and family bathroom
- To the upper floor is the principal bedroom with en suite and bedroom three
- To the rear is an enclosed garden with gated rear access
- A property that comes with a high recommendation to view

## DIRECTIONS

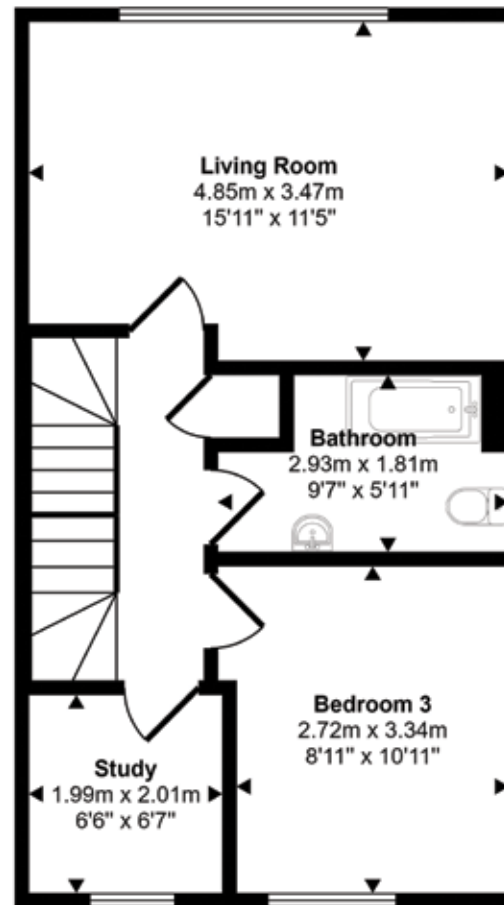
To locate the property, please enter the following postcode into your sat nav system: GL51 7AN. Upon arrival, the property can be identified by our For Sale sign.



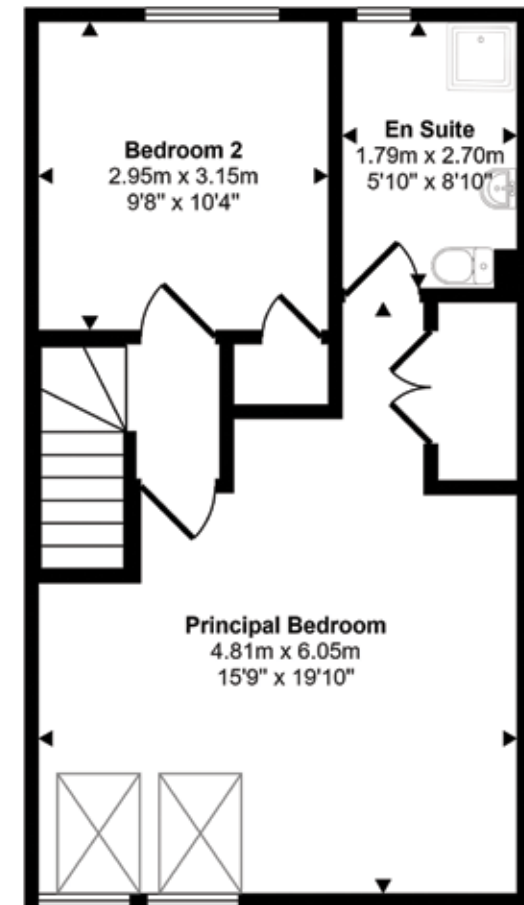
Approx Gross Internal Area  
129 sq m / 1392 sq ft



**Ground Floor**  
Approx 43 sq m / 465 sq ft



**First Floor**  
Approx 43 sq m / 466 sq ft



**Second Floor**  
Approx 43 sq m / 462 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.





HUGHES SEALEY

Email: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk)

Tel: +44 (0)1242 220080

HUGHES **HS** SEALEY