

CR COOK Residential

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- NO ONWARD CHAIN
- THREE STOREY TOWN HOUSE
- FOUR BEDROOMS
- ENSUITE AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING

Offers in Excess of £270,000

Redmarley Road

Cheltenham

GL52 5GA

Redmarley Road, Cheltenham

A modern, mid-terraced townhouse situated in the popular Oakley development. Accommodation comprises four bedrooms, an ensuite, a family bathroom, an open plan sitting-dining room, a kitchen, and a cloakroom.

The property, forms part of the Persimmon development within the Battledown Estate and is within easy reach of the local amenities, parks, schools, and walking routes.

Upon entering the property, you are brought into the hallway, where wood effect flooring runs throughout the ground floor. There are stairs to the first floor and a cloakroom offering a low-level WC and a corner sink.

The kitchen looks out to the front of the property and offers a range of wall and base units with worktop over, tiled splashbacks and a stainless-steel sink and drainer with mixer tap over. Integrated appliances include a gas hob, extractor hood and oven below, with additional space for a freestanding dishwasher and a tall fridge-freezer.

A spacious open-plan sitting dining room looks out to the rear garden through double French doors, and there is an understairs storage cupboard.

Upstairs on the first floor is neutral carpeting that flows into the bedrooms and up to the second floor. There is an airing cupboard and doors leading to two bedrooms and the family bathroom.

Bedroom one is a generous size with views out to the rear of the property through two windows and benefits from an ensuite shower room with a white suite comprising a walk-in shower unit, a low-level WC, and a basin. Bedroom three looks out to the front of the property.



Passionate About Property...

The family bathroom offers part tiled walls and a white suite comprising a bath with a separate shower, basin, and low-level WC.

The second floor has two bedrooms. Bedroom three has views out to the front of the property through a box bay window, and bedroom four looks out to the rear through a Velux window and has a hatch leading to the loft space above.

NB. Please note there is some restricted head height on the level in the bedrooms.

Outside, the enclosed rear garden is laid to lawn and patio areas with shrub and tree borders. A gate to the end of the garden gives rear pedestrian access. To the front of the property, there is an allocated parking space close by for one vehicle.

Further benefits to the property include gas, central heating, and double glazing and the property is brought to market with no onward chain.

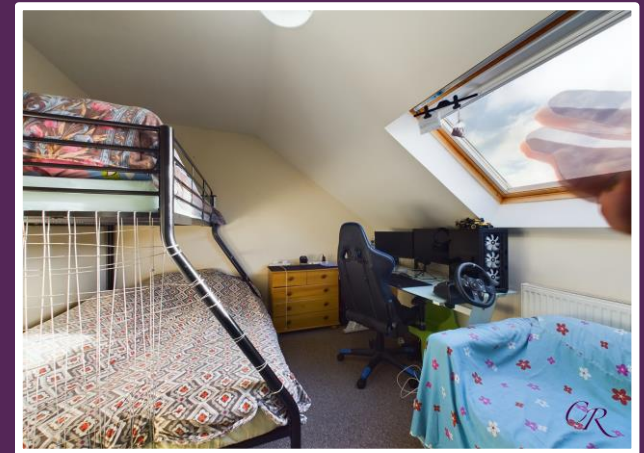
Tenure- Freehold

Council Tax band- D

Yearly Communal Estate Charge- Approx £100

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors.

Passionate About Property...

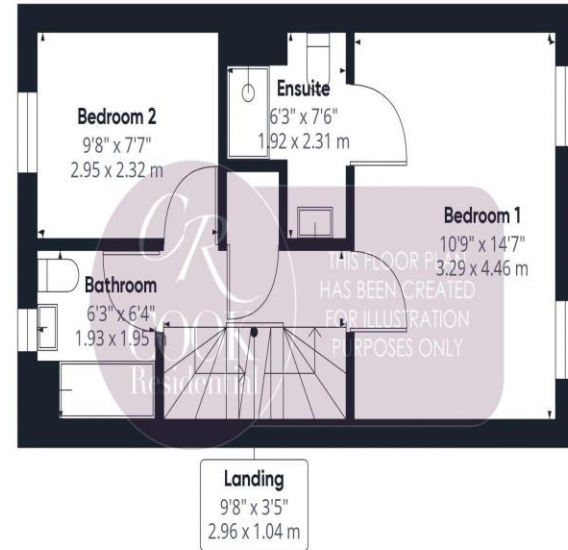


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		98
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

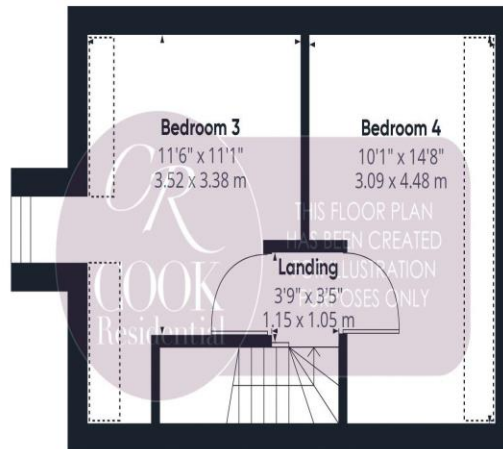




Ground Floor



Floor 1



Floor 2

Approximate total area¹⁾

1059.25 ft²

98.41 m²

Reduced headroom

41.36 ft²

3.84 m²

Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.