

CR
COOK
Residential

01242 500 259
www.cookresidential.co.uk



- TWO DOUBLE BEDROOMS
- INFRA-RED ELECTRIC HEATING
- BEAUTIFULLY PRESENTED
- CLOSE PROXIMITY TO CHELTENHAM RAILWAY STATION
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- GENEROUS REAR GARDEN

Guide Price £300,000

Rowanfield Road, Cheltenham

GL51 8AE

Rowanfield Road, Cheltenham

Cook Residential are pleased to bring to the market this fantastic two-bedroom period property situated close to Cheltenham Spa railway Station.

This delightful property offers a period charm combined with modern living over two storeys and has been tastefully presented.

As you enter the property you arrive in the charming dining area, with an exposed brick chimney and electric log burner. The ground floor benefits from underfloor heating throughout.

As you continue through to the hallway offering access to a modern downstairs shower room and the spectacular open plan kitchen & Family room.

The kitchen benefits from a fitted kitchen with oven, induction hob, a built-in fridge freezer and breakfast bar. The open plan nature of the kitchen / family room is made more special from the indoor-outdoor feel that the bi-fold doors create as well as two skylights adding to the light and airy ambience. The bi-fold doors open out onto a well-maintained generous garden with a covered decking area making the perfect entertaining space. A summerhouse is also situated at the end of the garden.

There is also a utility cupboard with housing for a washing machine and tumble dryer.

Upstairs there are two generous sized double bedrooms with bedroom one offering a rear outlook over the garden.

Passionate About Property...



The property also benefits from having state of the art Infrared heating with infra-red heating panels in every room of the house, please ask the agent for more information.

On street permit parking is also available.

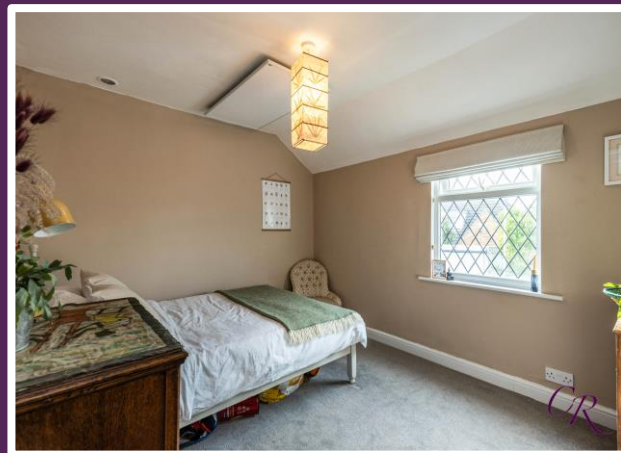
Tenure: Freehold

Council Tax Band: B

Cheltenham is a beautiful Regency Town, famous for its many festivals including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup.

In addition to its festivals, Cheltenham also has an enviable reputation for its excellent schools; some of which are internationally recognised including the renowned Cheltenham College and Cheltenham Ladies College. The town centre itself boasts a variety of local and high street shops, eateries, bars and art galleries attracting visitors from far and wide. All information regarding the property details, including a position on Freehold, is to be confirmed between vendor and purchaser solicitors.

Passionate About Property...

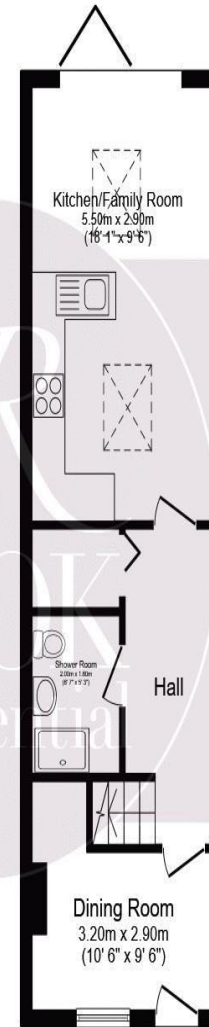


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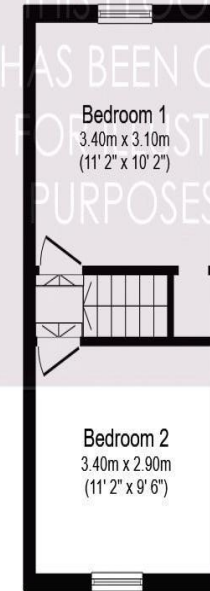
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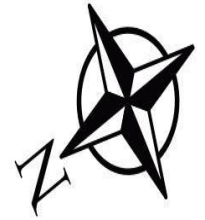
| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lowest running costs: | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | 24 |
| 55-68 | D | | |
| 39-54 | E | 11 | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs: | | | |
| England, Scotland & Wales | | | |



Ground Floor



First Floor



Total floor area 61.7 m² (664 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

