

**CR**  
**COOK**  
Residential

01242 500 259  
[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- NO ONWARD CHAIN
- TWO BEDROOMS
- RECENTLY RENOVATED TO A HIGH STANDARD
- PRIVATE PARKING
- WINE CELLAR
- WALKING DISTANCE TO TOWN CENTRE

Guide Price £350,000

**Great Western Road, Cheltenham**

**GL50 3QN**

# Great Western Road, Cheltenham

Cook Residential are delighted to bring to the market this well presented two-bedroom house in the town centre.

This recently renovated throughout, two double bedroom property is located on a quiet no through road situated close to popular Waitrose supermarket, the Honeybourne Line and Cheltenham Town Centre.

This property benefits from a driveway through a garage door, courtyard garden, and basement.

As you enter the property through the porch you find yourself in the open plan kitchen and family room benefitting from tiled flooring throughout. The living area also benefits from an electric led fireplace set into a rustic wooden wall mounted entertainment unit.

The kitchen benefits from stylish wooden wall and base units all very recently fitted. with under cupboard lighting built in electric oven & hob and dishwasher.

A unique feature of the kitchen is the reinforced glass hatch in which you can access a bespoke wine cellar and basement.

There is a w/c and utility room with a separate washer & tumble dryer.

A paved courtyard garden and a separate driveway with an EV Charger which are also accessible through the kitchen / family room through the French patio doors have been perfectly designed to create an ambient entertaining space.

There is a further reception room with its own access to the second courtyard garden.

Bedrooms 1 and 2 are on the first floor with skylights in both rooms and neutrally decorated throughout.



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A family bathroom with tiled walls and a shower over the bath complete the first floor.

The property also benefits from underfloor throughout on all floors.

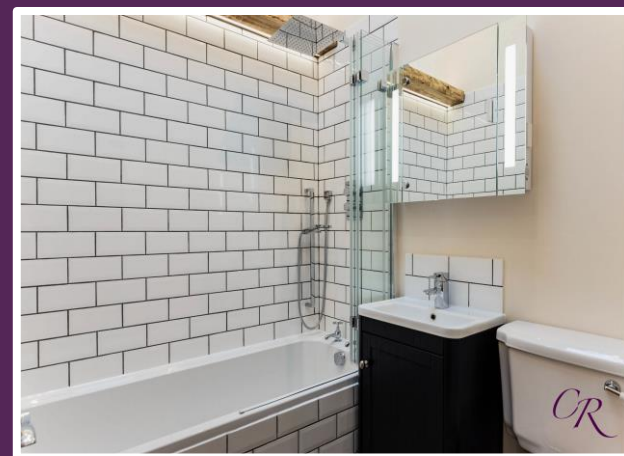
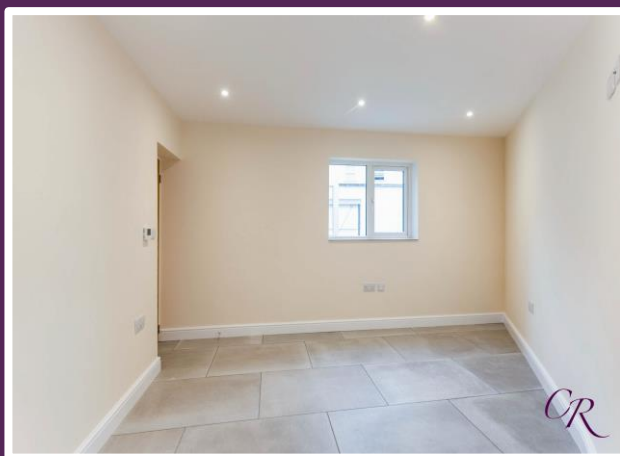
Early viewing is highly recommended.

Tenure: Freehold  
Council Tax Band: A

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 has an enviable reputation for its excellent schools, some internationally recognized, including the renowned Cheltenham College and Cheltenham Ladies College. The town centre boasts various local and high-street shops, eateries, bars and art galleries, attracting visitors from far and wide.

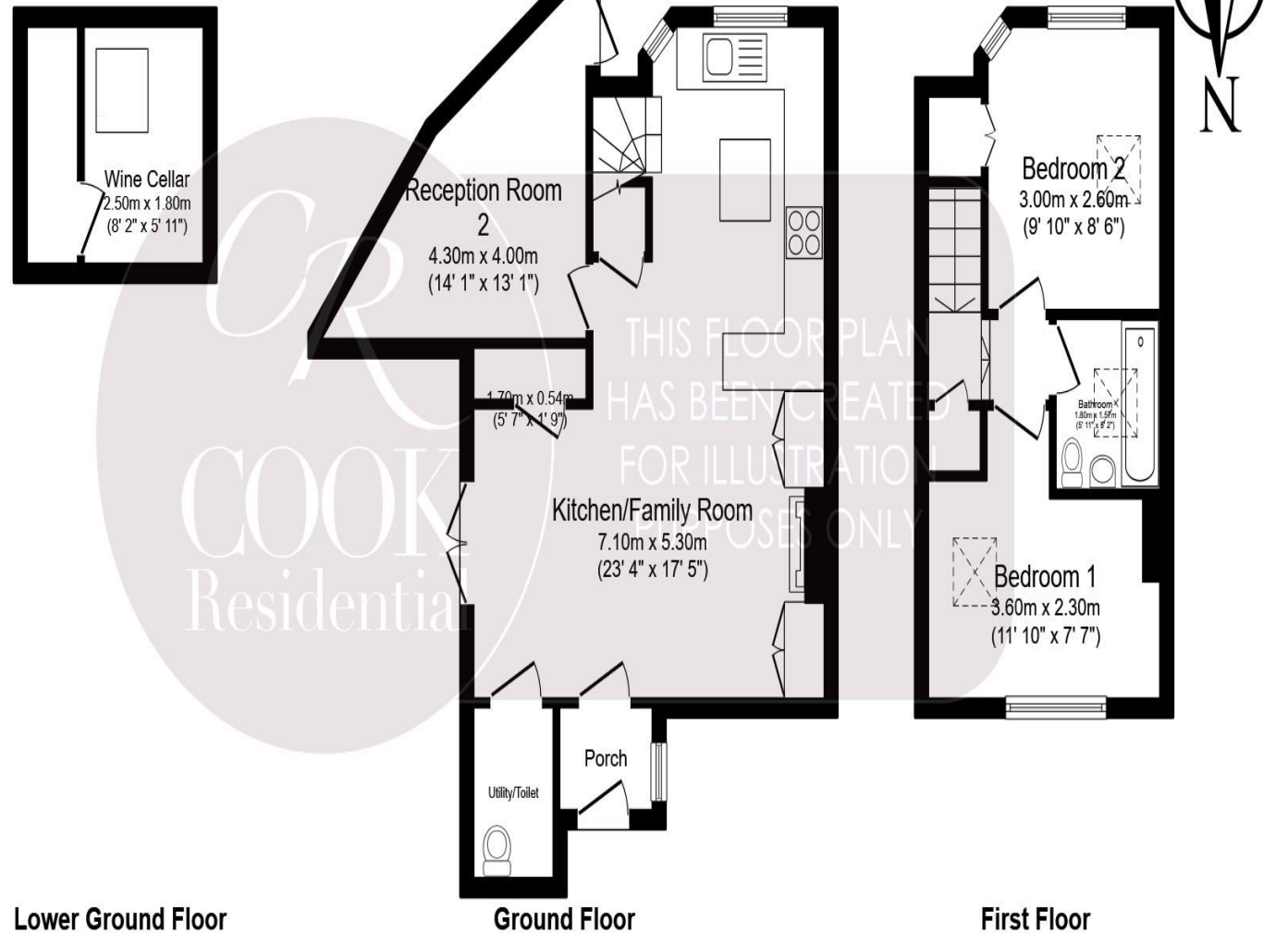
All property details, including a position on Freehold, must be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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Total floor area 74.7 m<sup>2</sup> (804 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

