

CR
COOK
Residential

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- CHARMING TWO-BEDROOM TERRACE
- SPACIOUS OPEN-PLAN LIVING
- CHARMING KITCHEN WITH MODERN APPLIANCES
- SOUGHT-AFTER SPRINGBANK LOCATION
- LOW-MAINTENANCE GARDEN DESIGN
- CONVENIENT GARAGE AND PARKING

Guide Price £230,000

Dunster Gardens

Springbank

GL51 0QT

Dunster Gardens, Springbank, GL51 0QT

Cook Residential is delighted to present this charming two-bedroom terraced house in Cheltenham's sought-after Springbank district. This delightful property offers comfortable living spaces, allocated parking, and a garage, making it an ideal home for first-time buyers or those looking to downsize. With its well-maintained interior and low-maintenance garden, this property is ready for its new owners to move in and enjoy.

Hallway: As you enter the property through the front porch, you're welcomed by an entrance hall that leads to the bright reception room and the well-appointed kitchen.

Kitchen: The kitchen features wooden flooring and a front-facing aspect, offering ample natural light. It is fitted with wooden wall and base units, some with glass-fronted cabinets, and includes a gas hob with a cooker hood, an oven, with space for a fridge freezer, and space for a washing machine.

Living/Dining Room: The open-plan living/dining room is versatile with wooden floors, offering a warm and inviting environment. The sliding patio doors provide easy access to the garden, allowing plenty of natural light to fill the room, making it ideal for entertaining guests or enjoying quiet evenings at home.

Master Bedroom: Upstairs, the master bedroom is a generously sized double room with carpeted flooring and built-in storage space. It overlooks the peaceful garden, providing a serene retreat at the end of the day.

Second Bedroom: The second bedroom, also carpeted, includes a built-in storage cupboard. This room would make an excellent single bedroom, guest room, or home office, catering to various needs.

Bathroom: The family bathroom on the first floor offers practicality and comfort. It features a three-piece suite with a shower over the bath, a washbasin, and a WC, with hard laminate tiles and a large towel radiator.



Passionate About Property...

Garden: The rear garden is designed for low maintenance and outdoor enjoyment, with decking that creates the perfect patio areas for entertaining or relaxing. The layout offers an inviting space to enjoy the outdoors without the hassle of extensive upkeep.

Parking and Garage: The property benefits from a garage, providing secure parking or additional storage space. There is also space to park directly in front of the garage on the driveway, offering convenient off-street parking.

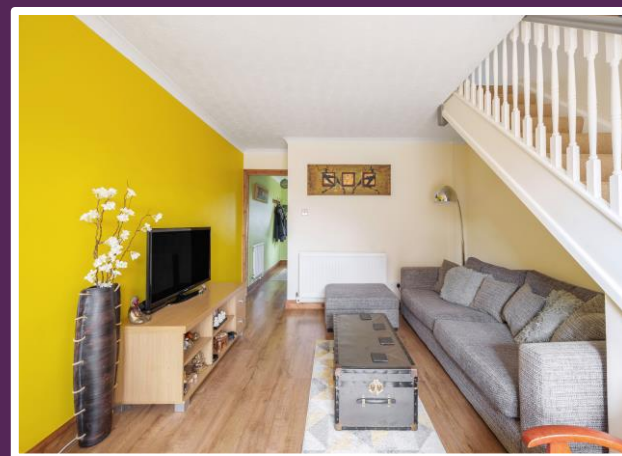
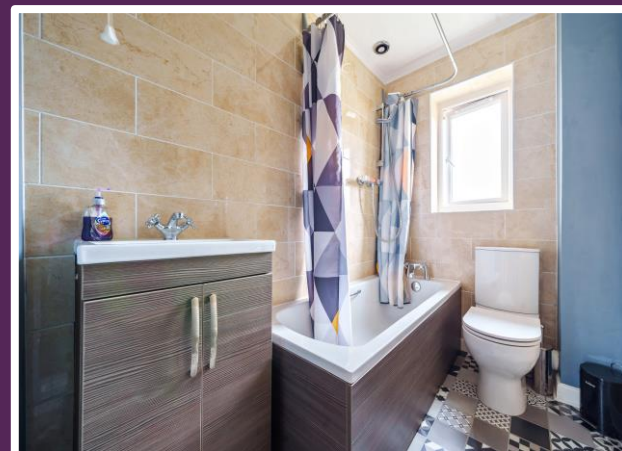
A viewing is highly recommended to fully appreciate the potential of this lovely home.

Tenure: Freehold
Council Tax Band: B

Springbank is a popular residential area in Cheltenham, offering easy access to local amenities, schools, and transport links. Cheltenham itself is renowned for its Regency architecture, vibrant festivals, and a wide range of shops, eateries, and cultural attractions, making it a desirable place to live.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Dunster Gardens, Cheltenham, GL51

Approximate Area = 607 sq ft / 56.3 sq m
Garage = 162 sq ft / 15 sq m
Total = 769 sq ft / 71.3 sq m
For identification only - Not to scale

Garage
18' (5.49)
x 9' (2.74)

GARAGE

Reception Room
15'11 (4.85)
x 11'9 (3.58)

Kitchen
8'5 (2.57)
x 7'11 (2.41)

GROUND FLOOR

Bedroom 1
10'6 (3.20)
x 9' (2.74)

Bedroom 2
10'5 (3.18)
x 6' (1.83)

FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Cook Residential. REF: 1176434