

CR
COOK
Residential

01242 500 259
www.cookresidential.co.uk



- CHARMING TWO-BEDROOM TERRACED HOUSE
- VERSATILE LIVING/DINING AREA
- SPACIOUS DOUBLE BEDROOMS
- GALLEY-STYLE KITCHEN
- LOW-MAINTENANCE COURTYARD GARDEN
- ON STREET PARKING

Guide Price £210,000

Russell Place

Cheltenham

GL51 9HP

Russell Place, Cheltenham, GL51 9HP

Cook Residential is thrilled to present this charming two-bedroom terraced house in Cheltenham's desirable Russell Place area. This delightful property combines classic features with modern touches, offering a perfect blend of comfort and style. Ideal for first-time buyers, professionals and investors, this home is move-in ready and perfectly positioned to enjoy all that Cheltenham has to offer.

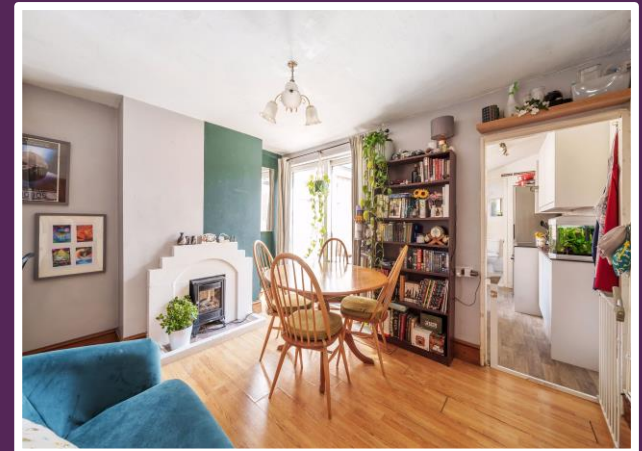
Sitting Room: Upon entering the property, you are welcomed into a cosy sitting room with a front-aspect window, which allows plenty of natural light to flood the space. The room features wooden flooring and a convenient built-in storage cupboard, making it both functional and inviting.

Second Reception Room: Leading from the hallway, the second reception room offers versatile space, ideal for use as a living/dining area. The wooden flooring continues, and the room enjoys easy access to both the galley kitchen and the garden through French patio doors, providing an excellent flow for indoor-outdoor living.

Kitchen: The galley-style kitchen is well-appointed with white wall and base units, including wine rack and spice rack that add a touch of elegance. The kitchen is equipped with a built-in electric hob, extractor fan, and oven, with space provided for a washing machine and fridge freezer. A door from the kitchen also provides convenient access to the garden.

Bathroom: Located at the rear of the house, the bathroom features a modern three-piece suite, complete with a shower over the bath and a heated towel radiator, ensuring a comfortable and stylish bathing experience.

Bedrooms: Upstairs, the property boasts two spacious double bedrooms, both with cozy carpeting that adds warmth and comfort to the rooms. These well-proportioned bedrooms offer ample space for furniture and storage.



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Courtyard Garden: The low-maintenance courtyard garden is designed for ease of upkeep, providing a tranquil space to relax and unwind. With access from both the kitchen and second reception room, it's perfect for outdoor entertaining.

Parking: Parking on the street offers convenient access for residents and guests.

A viewing is highly recommended to appreciate the space and potential this charming property has to offer.

Tenure: Freehold

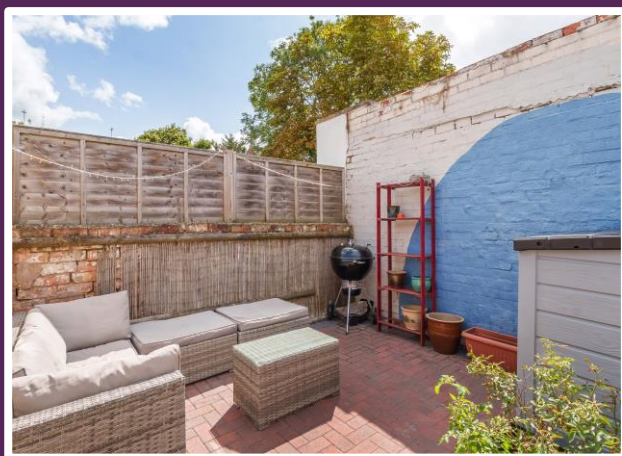
Council Tax Band: B

Russell Place is ideally situated in Cheltenham, with easy access to local amenities, schools, and public transport. The town offers a wide range of shops, restaurants, and cultural attractions, making it a vibrant and sought-after location.

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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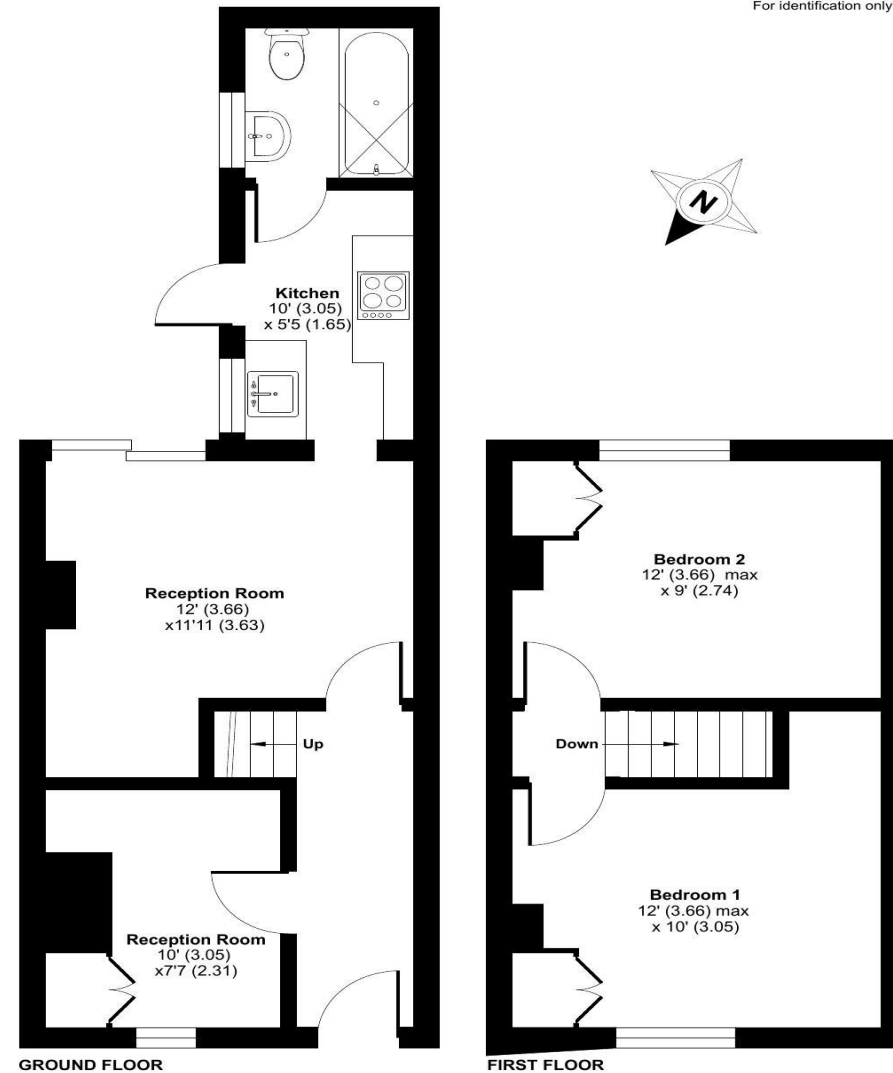


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	84
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Russell Place, Cheltenham, GL51

Approximate Area = 639 sq ft / 59.3 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cook Residential. REF: 1176864