

# CR COOK Residential

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



- THREE BEDROOM PROPERTY
- GENEROUS KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- WITHIN EASY REACH OF THE TOWN CENTRE
- ON STREET PARKING
- REAR COURTYARD GARDEN

Offers in Excess of £350,000

**Keynsham Street**

**Cheltenham**

**GL52 6EN**

# Keynsham Street, Cheltenham, GL52 6EN

Cook Residential is delighted to present this beautifully presented three-bedroom mid-terrace property, ideally located within easy reach of the Cheltenham Town Centre and local amenities. Dating back to circa 1890, this charming period home blends traditional character and modern comforts. Featuring a spacious kitchen/breakfast room, tiled flooring throughout the ground floor, and an enclosed rear courtyard garden.

As you enter the property into the hallway you are given access to the sitting room dining room and kitchen/breakfast room on the ground floor.

**Sitting Room:** The welcoming sitting room features elegant, tiled flooring and spotlight lighting as well as a feature fireplace with shelving either side.

**Dining Room:** The dining room mirrors the sitting room with its stylish tiled flooring and spotlight lighting, making it ideal for family meals or entertaining guests. Its layout offers flexibility, allowing it to be adapted to suit various needs.

**Kitchen/Breakfast Room:** Located at the rear of the property, the generous kitchen/breakfast room is a true highlight. It features granite worktops, a breakfast bar, and a range of wall and base-mounted units. The kitchen is equipped with an integrated fridge freezer electric hob and extractor fan, space for an integrated double oven, provides ample space for a washing machine, dishwasher, and space for a second fridge freezer. Tiled flooring runs throughout, and French doors open onto the enclosed courtyard garden, enhancing the indoor-outdoor flow.

**Bedrooms:** Upstairs, the property offers three bedrooms. The master bedroom, with its carpeting, and rear aspect views over the courtyard garden, is a spacious retreat with enough room for a double bed and a seating area. The second bedroom is also a generously sized double room with front aspect views, while the third bedroom, currently used as an office space, offers versatility and could serve as an ideal nursery or guest room.



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**Family Bathroom:** The well-appointed family bathroom features a double walk-in shower with a luxurious rainfall showerhead, WC, basin, and stylish tiled flooring.

**Rear Courtyard Garden:** Outside, the low-maintenance private courtyard garden is mostly paved, offering a peaceful and secluded space perfect for outdoor relaxation or alfresco dining.

**Tenure:** Freehold

**Council Tax Band:** C

A viewing is highly advised to fully appreciate this property's space and charm.

Cheltenham is renowned for its regency architecture and vibrant cultural scene, including festivals for literature, music, science, and jazz, as well as the world-famous National Hunt Racing Festival and The Cheltenham Gold Cup. The town boasts an array of excellent schools, including the internationally recognized Cheltenham College and Cheltenham Ladies College. The town centre offers a rich selection of local and high-street shops, eateries, bars, and art galleries, making it a sought-after destination for residents and visitors alike.

All information regarding the property details, including 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 |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | 87        |
| (69-80) <b>C</b>                            | 73                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |
| WWW.EPC4U.COM                               |                            |           |

