

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- THREE BEDROOM HOME
- TWO BATHROOMS
- IN NEED OF SOME UPDATING
- INSULATED GARDEN ROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING FOR TWO VEHICLES

Offers in Excess of £250,000

Severn Road
Whaddon
GL52 5PY

Severn Road, Whaddon, Cheltenham, GL52 5PY

Cook Residential is delighted to present this charming three-bedroom family home in a popular Cheltenham location with room for improvement. This property offers convenient access to the A40 and M5 motorway, which is ideal for those seeking a balance between modern comfort and town living. Boasting a private driveway for two vehicles, a lovely rear garden, and an insulated garden room currently used as an outdoor office, this home offers a perfect combination of style and practicality.

Entrance Hall: Upon entering, the hallway provides immediate access to the sitting and dining room, creating a bright and open flow to the property.

Sitting/Dining Room: The front-aspect sitting room is filled with natural light from large windows and features stylish wooden flooring. There is ample space for a dining table, making it an ideal area for both relaxing and entertaining.

Kitchen: Located at the rear of the property, the kitchen is fitted with tile-effect flooring, gloss wall and base units, tiled splashbacks, and mahogany-effect countertops. It comes complete with a built-in fridge freezer, induction hob, oven, and microwave, alongside space for a dishwasher and washer/dryer. From the kitchen, there is access to the rear garden, as well as a downstairs W/C, a separate bathroom comprising a bath with a hand-held shower attachment, and an attached brick-built shed for additional storage. This space is perfect for creating a large open plan kitchen / family room.

Bedrooms: Upstairs, the property offers three bedrooms. The main bedroom is a spacious double with front-aspect views and carpeted flooring. The second bedroom is also a double, offering rear-aspect views and carpeted floors. In contrast, the third bedroom is a single room, ideal for use as a nursery, office, or additional bedroom, also with rear garden views and carpeting.

Family Bathroom: The second bathroom on this floor is finished in a modern style. It features part-tiled walls, a bath with an overhead shower, a sink, and a W/C. Garden and Outdoor



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Office: The rear garden combines lawn and patio areas, perfect for outdoor dining and relaxation. The fully insulated and powered garden room is currently used as an outdoor office, providing a flexible space for work or leisure.

Tenure: Freehold

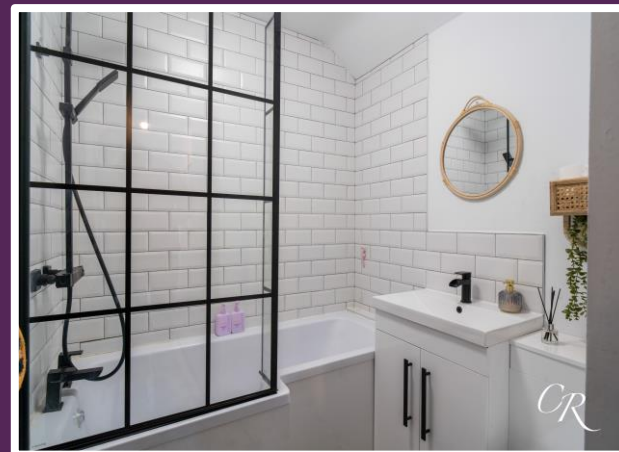
Council Tax Band: C

A viewing is highly recommended to fully appreciate this well-maintained property and its excellent features.

Cheltenham offers excellent access to the A40 and M5 motorways, and the town is known for its festivals, cultural events, and a wide range of shops, restaurants, and galleries, making it a highly desirable location for residents.

All information regarding the property, including its Freehold position, is to be confirmed by solicitors. Measurements are approximate and provided for guidance only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



Approx. Gross Internal Floor Area 808 sq. ft / 75.11 sq. m (Excluding Outbuilding)

Produced by Elements Property