

# CR COOK Residential

01242 500 259  
www.cookresidential.co.uk



- NO ONWARD CHAIN
- THREE BEDROOMS
- OPEN PLAN LIVING
- WELL PRESENTED
- LOW-MAINTENANCE REAR GARDEN
- CONVENIENT GARAGE AND PARKING

Guide Price £260,000

**Coppice Gate**  
**Swindon Village**  
**GL51 9QJ**

# Coppice Gate, Swindon Village, Cheltenham, GL51 9QJ

Cook Residential is delighted to bring to market this charming three-bedroom terraced property located on the outskirts of Cheltenham. This inviting home offers versatile living spaces with a generous sitting room, a well-equipped kitchen and dining area, and a low-maintenance rear garden. Ideal for families or those seeking additional space, this property is perfect for modern living and is ready to welcome its next owners and benefits from no onward chain.

**Sitting Room:** Enter the home into a light and airy sitting room featuring a large bay window with a front aspect, allowing for plenty of natural light. Wooden flooring throughout gives this room a warm, inviting feel, creating a perfect space for relaxation or entertaining.

**Kitchen & Dining Area:** The well-designed kitchen, overlooking the rear garden, boasts ample wooden wall and base units with attractive granite-effect countertops. It includes a built-in oven and hob with a cookerhood and provides space for essential appliances such as a fridge-freezer, dishwasher, and washing machine. Adjacent to the kitchen, the dining area accommodates a table for family meals and gatherings, with patio doors that open out to the rear garden, seamlessly blending indoor and outdoor living.

**Bedrooms:** Upstairs, three comfortable bedrooms offer flexibility and functionality. Bedroom one, a spacious double with carpeted flooring and a rear aspect, features a built-in storage cupboard. Bedroom two, also carpeted, faces the front and offers a cosy, relaxing space. The third bedroom is ideal as a single room, nursery, or home office, with additional storage available in a dedicated cupboard.

**Bathroom:** The family bathroom is a well-appointed three-piece suite, ensuring convenience for all family members.

**Enclosed Rear Garden:** Designed for ease of maintenance, the paved rear garden provides a welcoming outdoor space for al fresco dining or relaxing afternoons.

*Passionate About Property...*





**Parking & Garage:** A garage offers additional storage or secure parking, with space to park in front of it. Additional visitor parking is also conveniently available nearby.

**Tenure:** Freehold  
**Council Tax Band:** B

Swindon Village is both a village and a suburb on the outskirts of Cheltenham. There is a popular village primary school, St Lawrence Church, a church hall, a park, and a playing field. Swindon Village is a short drive into Cheltenham Town Centre and is a stone's throw from the famous Cheltenham Racecourse with a regular bus route into the Town Centre.

Cheltenham is known for its historic charm, vibrant Town Centre, and excellent amenities, including easy access to the A40 and M5 motorway for commuters.

A viewing is recommended to appreciate all this property fully has to offer.

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.

*Passionate About Property...*



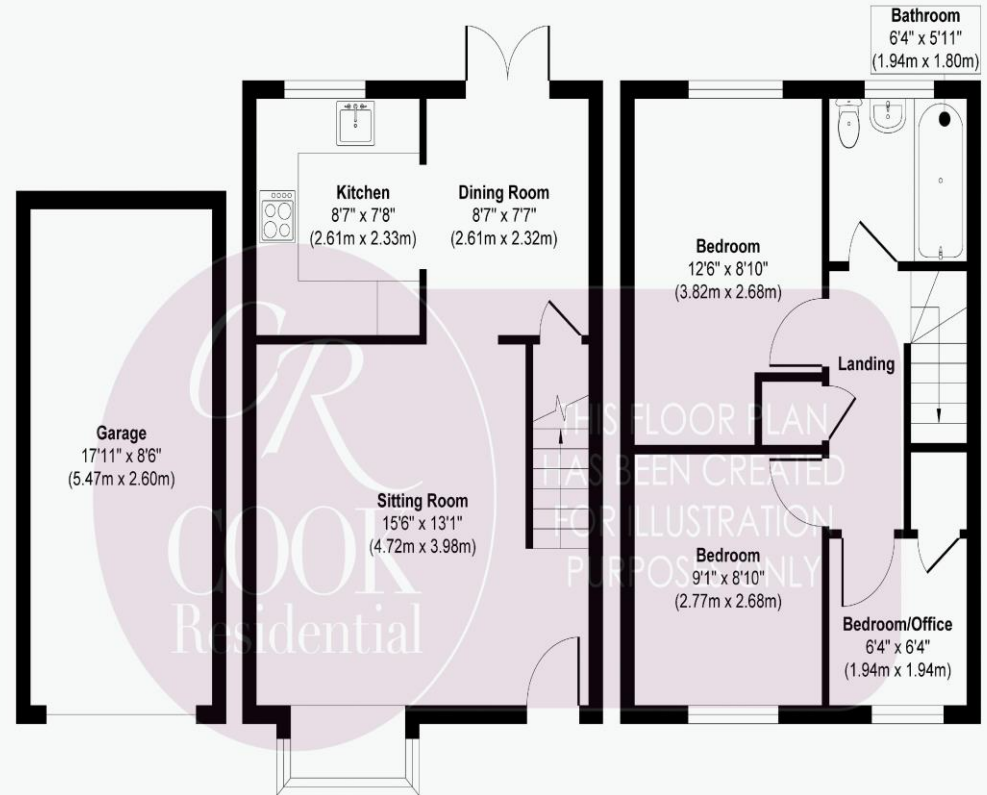
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(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		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



Garage  
Approximate Floor Area  
153 sq. ft  
(14.22 sq. m)

Ground Floor  
Approximate Floor Area  
356 sq. ft  
(33.08 sq. m)

First Floor  
Approximate Floor Area  
341 sq. ft  
(31.77 sq. m)

Approx. Gross Internal Floor Area 850 sq. ft / 79.07 sq. m (Including Garage)

Produced by Elements Property