

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- SPACIOUS SEMI-DETACHED HOME
- THREE BEDROOMS
- SIDE ACCESS TO GARDEN
- ATTACHED OUTBUILDING
- ENCLOSED REAR GARDEN WITH PATIO AREA
- PRIVATE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES

Offers in Excess of £260,000

Newton Road

Cheltenham

GL51 7QY

Newton Road, Cheltenham, GL51 7QY

Cook Residential is delighted to present this charming three-bedroom semi-detached home, ideally located in Cheltenham. This inviting property combines spacious interiors with functional outdoor areas, making it an excellent choice for families or those seeking comfortable, versatile living space.

The home features a welcoming hallway, sitting room, kitchen/dining room, an enclosed rear garden, and off-street parking for multiple vehicles. Viewing is highly recommended to appreciate all that this property has to offer.

Sitting Room: Upon entering the sitting room via a glass door, you are welcomed by a cosy space with a front-facing window that fills the room with natural light. Carpeted flooring and a feature brick surround add warmth and charm, making this the perfect spot for relaxation.

Kitchen/Dining Room: The kitchen, accessible from both the hallway and the sitting room, is located at the rear of the property. It features practical tiled-effect flooring, wood wall and base units, and granite-effect countertops. Complete with a built-in oven, gas hob, extractor fan, and space for a fridge freezer, washing machine, and dishwasher, the kitchen also offers room for a dining table, making it ideal for family meals or entertaining. French doors open directly onto the garden, seamlessly connecting indoor and outdoor living.

Outbuilding with W/C and Storage: From the kitchen, there is direct access to a practical outbuilding, which includes a convenient W/C and a separate storage area, adding valuable utility space to the property.

Bedrooms: Upstairs, the first-floor hosts three bedrooms. The principal bedroom is a spacious double with front aspect views, carpeted flooring, and built-in storage. The second bedroom, also a double, overlooks the rear garden and includes carpeted flooring and additional built-in storage. The third bedroom is a single room, ideal as a child's bedroom or home office.

Family Bathroom: The family bathroom completes this floor and is fitted with a modern walk-in bath/shower, W/C, and a wash basin, creating a functional and stylish space.



Passionate About Property...

Enclosed Rear Garden: The enclosed rear garden is primarily laid to lawn with a small patio area, perfect for outdoor dining or relaxing. The property also benefits from side access from the front of the house to the garden, making garden maintenance or bike storage convenient.

Parking: To the front of the property, a private driveway offers ample parking space for multiple vehicles.

Tenure: Freehold
Council Tax Band: B

Located in the heart of Cheltenham, this property is perfectly positioned to enjoy all the town has to offer. Cheltenham is renowned for its Regency architecture, cultural festivals, and excellent shopping and dining options. The town also boasts a range of highly regarded schools and easy access to the A40 and M5 motorway, making it a popular choice for residents and visitors alike.

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...



CR COOK Residential

01242 500 259

www.cookresidential.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	74	
(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		

