



ROSS BURBIDGE

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07792 512 628

# College Gate, Sanford, Cheltenham, GL53

£300,000

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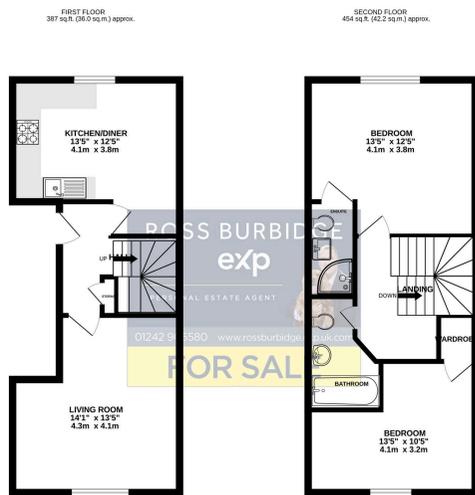
Please Quote: RB1393- Ross Burbidge. This well-presented two-bedroom maisonette is quietly positioned on a peaceful lane in the sought-after Sandford area of Cheltenham, offering an excellent balance of calm residential living and easy access to the town centre. Ideal for a first time purchaser, the property enjoys a superb location within comfortable walking distance of Cheltenham's shops, restaurants and cultural amenities, as well as Sandford Park and the popular Cheltenham Lido.

The accommodation is arranged over two floors and is both practical and well proportioned. The ground floor features a welcoming living room, providing a comfortable space to relax or entertain, alongside a modern kitchen/diner fitted with appliances and designed for everyday living. Upstairs, there are two genuine double bedrooms, with the principal bedroom benefitting from its own en-suite shower room. A separate family bathroom serves the second bedroom, creating a well-balanced layout suited to both owner-occupiers and sharers.

Further benefits include gas central heating and allocated parking, an increasingly valuable feature so close to the town centre. The surrounding area is particularly appealing, with Sandford Park offering attractive green open space for walking and recreation, while the historic Cheltenham Lido provides a unique outdoor swimming and social experience during the warmer months. From this location, residents can enjoy everything Cheltenham has to offer on foot, from boutique shopping and cafés to festivals, parks and transport links.

A must view home in the price range.





TOTAL FLOOR AREA: 842sq ft (77.2 sqm) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, ceilings, etc. may vary slightly from those shown and are not intended to be used for legal purposes. The purchaser, customer agent, solicitor and surveyor shall be bound by the figures in the appropriate contract documents.

- Two Double Bedrooms
- Please Quote: RB1393- Ross Burbidge
- Arranged Over Two Floors
- Allocated Parking Space
- Town Centre Location
- En-Suite To Principle Bedroom
- Stunning Kitchen/Diner
- No Onward Purchase
- Modern Development
- Wonderful First Time Purchase Or Investment

