



Leyson Road, The Reddings, Cheltenham, GL51
£390,000

**ADAM
HALLIWELL
property**

exp UK

Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Immaculately presented three-bedroom semi-detached house in a quiet The Reddings cul-de-sac, offering flexible modern living with open-plan family space, refitted kitchen and bathrooms, en-suite to main bedroom, sunny westerly garden, parking for three cars plus large garage/workshop, convenient access to GCHQ, M5 and amenities, and sold with no onward chain.

- Immaculate three-bedroom semi-detached home
- Extended open-plan dining family room
- Refitted modern kitchen with appliances
- Refitted bathroom and en-suite shower
- 24' x 23' Westerly facing rear garden views
- Oversized garage workshop plus parking
- Recently refurbished throughout two years ago
- Mature residential cul-de-sac setting
- Excellent transport links near M5 GCHQ



This immaculate three-bedroom semi-detached house is offered for sale, situated in a mature residential cul-de-sac in The Reddings, Cheltenham. Extending to approximately 1,165 sq ft, plus the large garage, the property offers a flexible layout suitable for first-time buyers, families, investors and downsizers.

A good open hallway leads through to a spacious lounge at the front with large windows and a fireplace. To the rear, an extended open-plan dining/family room features large windows, garden views and direct access to the westerly facing rear garden, providing an excellent everyday living and entertaining space.

The refitted modern kitchen includes built-in appliances and adjoins a useful utility area. There is also a refitted ground floor bathroom with shower over bath. The property was refurbished around two years ago, including the refitted kitchen, bathroom and en-suite.

Upstairs, the main bedroom is a double room with its own refitted en-suite shower room. The second bedroom is also a double, and the third is a generous single bedroom. Large windows throughout the house provide plenty of natural light.

Externally, the westerly facing rear garden offers outdoor space for relaxation and recreation. To the front and side there is parking for three cars, together with a large oversized garage/workshop providing excellent storage and hobby space.

The Reddings is a sought-after area of Cheltenham with convenient access to local amenities and shopping facilities, including retail parks and supermarkets nearby. Green spaces, walking and cycling routes are close at hand, with several nearby parks offering opportunities for outdoor leisure.

Transport links are a particular advantage, with a great local bus service connecting to Cheltenham town centre and surrounding areas. The property is approximately half a mile from GCHQ and about a mile from the M5, providing straightforward road access towards Birmingham, Bristol and beyond.

The property has an EPC rating of C and falls within Council Tax band D. It is offered for sale with no onward chain.





Bedrooms: | **Bathrooms:** | **Receptions:**

3

2

1

This immaculate three-bedroom semi-detached house is offered for sale, situated in a mature residential cul-de-sac in The Reddings, Cheltenham. Extending to approximately 1,165 sq ft, plus the large garage, the property offers a flexible layout suitable for first-time buyers, families, investors and downsizers.

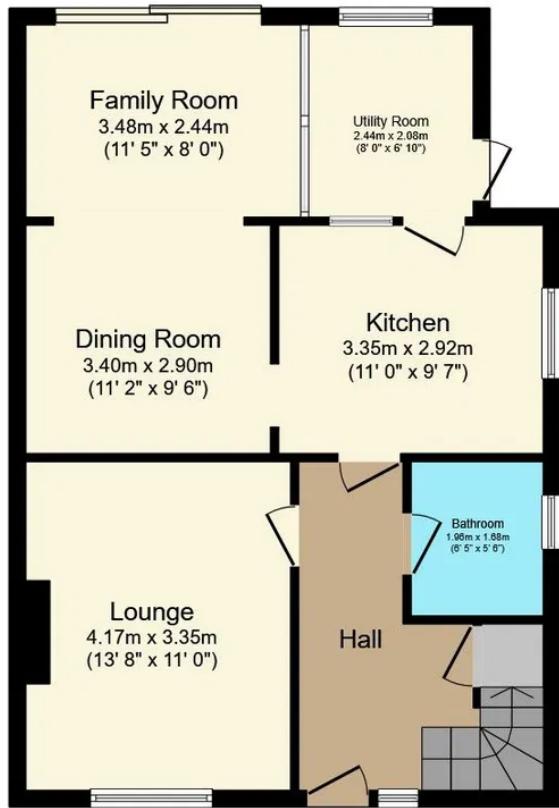
A good open hallway leads through to a spacious lounge at the front with large windows and a fireplace. To the rear, an extended open-plan dining/family room features large windows, garden views and direct access to the westerly facing rear garden, providing an excellent everyday living and entertaining space.

The refitted modern kitchen includes built-in appliances and adjoins a useful utility area. There is also a refitted ground floor bathroom with shower over bath. The property was refurbished around two years ago, including the refitted kitchen, bathroom and en-suite.

Upstairs, the main bedroom is a double room with its own refitted en-suite shower room. The second bedroom is also a double, and the third is a generous single bedroom. Large windows throughout the house provide plenty of natural light.

Externally, the westerly facing rear garden offers outdoor space for relaxation and recreation. To the front





Ground Floor

Floor area 61.3 sq.m. (660 sq.ft.) approx

Total floor area 131.8 sq.m. (1,419 sq.ft.) approx

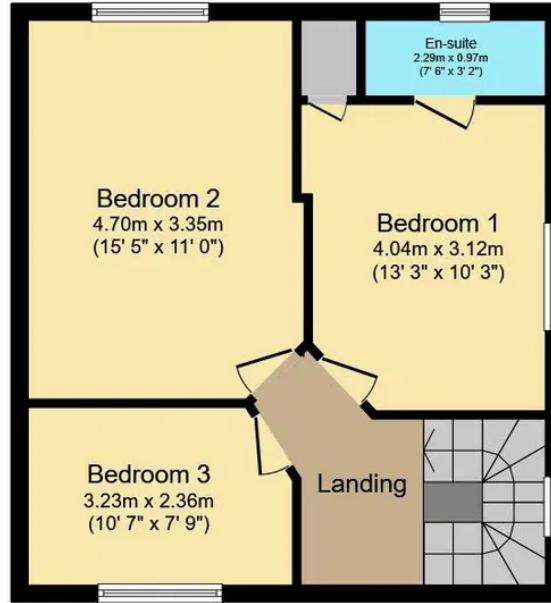
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Adam Halliwell Property

t: 01242 906586

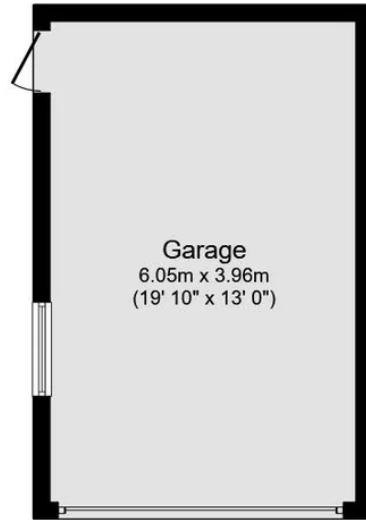
e: adam.halliwell@exp.uk.com

w: www.adamhalliwell.exp.uk.com



First Floor

Floor area 46.9 sq.m. (505 sq.ft.) approx



Garage

Floor area 23.6 sq.m. (254 sq.ft.) approx

**ADAM
HALLIWELL
property**

exp UK