



# Granley Road, Cheltenham, GL51 6LG

£350,000

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Elliot Oliver are delighted to offer this attractive Victorian terraced home, located on the ever-popular Granley Road, providing spacious accommodation arranged over two floors and retaining many beautiful period features throughout.

Upon entering the property, a welcoming entrance hall leads through to a cosy living room positioned at the front of the home. This charming space features exposed wooden floorboards, a character fireplace and large window allowing plenty of natural light.

To the rear of the property is a generous dining room, creating an excellent entertaining space and the heart of the home. Benefiting from further period character, including an attractive fireplace and original-style flooring, the room offers ample space for both dining and additional seating. The dining room flows seamlessly into the fitted kitchen, which is well-equipped with a range of wall and base units, ample worktop space and views over the rear garden.

The first floor comprises two bedrooms and a family bathroom. The principal bedroom is particularly impressive, spanning the full width of the property and featuring two large windows, built-in storage and a decorative fireplace. The second bedroom is also a double bedroom. Completing the accommodation is a family bathroom fitted with a bath and shower over, wash hand basin and WC.

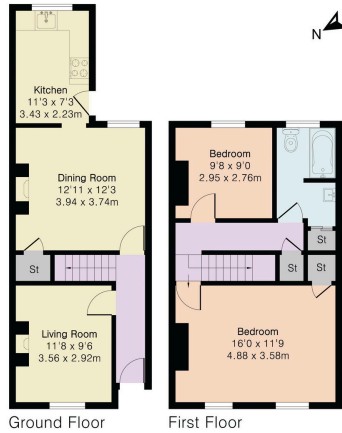
Externally, the property benefits from a substantial rear garden which has been thoughtfully arranged with a patio seating area directly behind the house, leading onto a lawn bordered by mature planting and established greenery. A further patio area at the rear of the garden provides an additional space for entertaining or relaxing during the warmer months.

Blending period charm with modern convenience, this delightful home offers an excellent opportunity to acquire a character property in a sought-after Cheltenham location.

Granley Road is a popular residential road situated to the west of Cheltenham town centre. The property enjoys convenient access to a range of local amenities including shops, supermarkets, cafes and schools, whilst Cheltenham Spa Railway Station is within easy reach



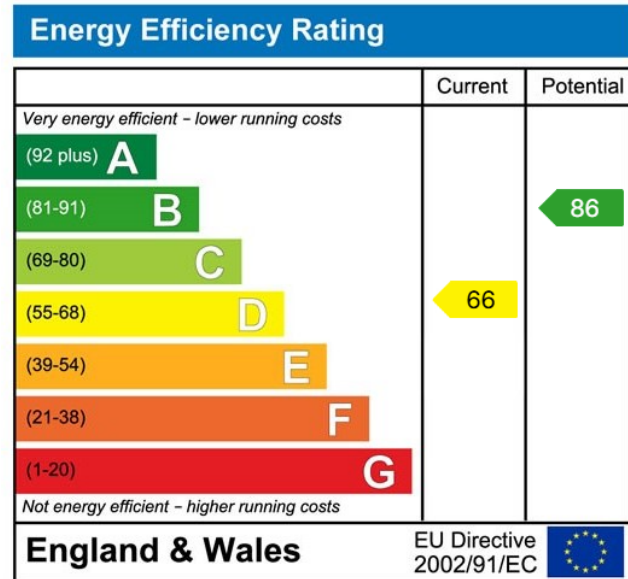
Approximate Gross Internal Area 873 sq ft - 81 sq m  
 Ground Floor Area 434 sq ft - 40 sq m  
 First Floor Area 439 sq ft - 41 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Two-bedroom Victorian terraced home
- Two reception rooms
- Modern fitted kitchen
- Generous rear garden with patio and lawn
- Ideal first-time purchase
- Character features throughout including fireplaces and exposed brickwork
- Spacious principal bedroom
- Family bathroom
- Popular residential location close to Cheltenham Town Centre
- On street parking



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