

Kipling Road, Cheltenham, GL51 7DJ

Guide Price £325,000







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Cheltenham, GL51 7DJ

Cook Residential is delighted to present this well-presented three-bedroom semi-detached home on Kipling Road, Cheltenham. It sits on a generous corner plot. The ground floor has an entrance hall, a sitting/dining room and a modern kitchen. Upstairs there are three bedrooms and a family bathroom. Outside, there are gardens to the front, side and rear, a timber shed that is included in the sale, and a block-paved driveway with parking for three vehicles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Three-Bedroom Semi-Detached Home
- Generous Corner Plot
- Generous Sitting/Dining Room With Separate Living And Dining Areas
- Modern Kitchen And Bathroom
- Driveway Parking For Three Vehicles
- Landscaped Front And Rear Garden With Shed

















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Entrance Hall: A welcoming entrance hall with wood-effect flooring and a large understairs storage cupboard. Stairs rise to the first floor, with a window bringing in natural light. The hall gives access to the kitchen, the sitting/dining room.

Sitting/Dining Room: A bright and generous reception room running the full depth of the house, with windows to the front and side and French doors opening onto the rear garden. Wood-effect flooring runs throughout. The room divides naturally into two distinct areas. At the front of the property, the sitting area has wall lights and a gas fire set within a decorative fireplace surround on a slate hearth, making a cosy space to relax. At the rear, the dining area has plenty of room for a family dining table, with a feature fireplace with a rustic timber mantel and patterned tiled surround. The French doors bring in natural light and open straight onto the garden. The layout gives the feel of two separate rooms while keeping a sociable, open flow that works well for everyday family life and entertaining.

Kitchen: The kitchen has cream Shaker-style wall and base units, wood-effect worktops and grey metro-tiled splashbacks. There is a stainless steel chimney extractor hood and recessed spotlights. It has space for a range-style cooker, a fridge freezer and a washing machine, and a window overlooks the rear garden. A door gives direct access to the garden.

Landing: The first-floor landing has a window to the side for natural light. It gives access to all three bedrooms and the bathroom.

Bedroom One: A generous double bedroom at the front of the property, with a bank of built-in sliding wardrobes, wood-effect flooring and a characterful sloping ceiling.

Bedroom Two: A double bedroom overlooking the rear garden, with wood-effect flooring and a radiator.

Bedroom Three: A single bedroom at the rear with wood-effect flooring and a radiator. It is currently used as a home office and could equally suit a nursery or guest room.

Bathroom: A modern family bathroom with a P-shaped bath, a rainfall shower over it and a glass screen. There is a vanity wash basin with grey gloss drawers beneath, and a low-level WC. Tiled walls, a mirrored wall cabinet, a chrome heated towel rail and an obscured window complete the room.

Garden: The property sits on a generous corner plot. To the front and side is a lawned garden with raised vegetable beds, gravelled borders and established hedging. The rear garden is fully fenced and has a block-paved patio next to the house, a lawn, and a raised seating area laid with slate chippings and edged with sleepers. A timber shed with double doors and windows is included in the sale. There is also a potting bench, and gated access leads to the driveway.

Parking: A block-paved gated driveway provides off-road parking for three vehicles.

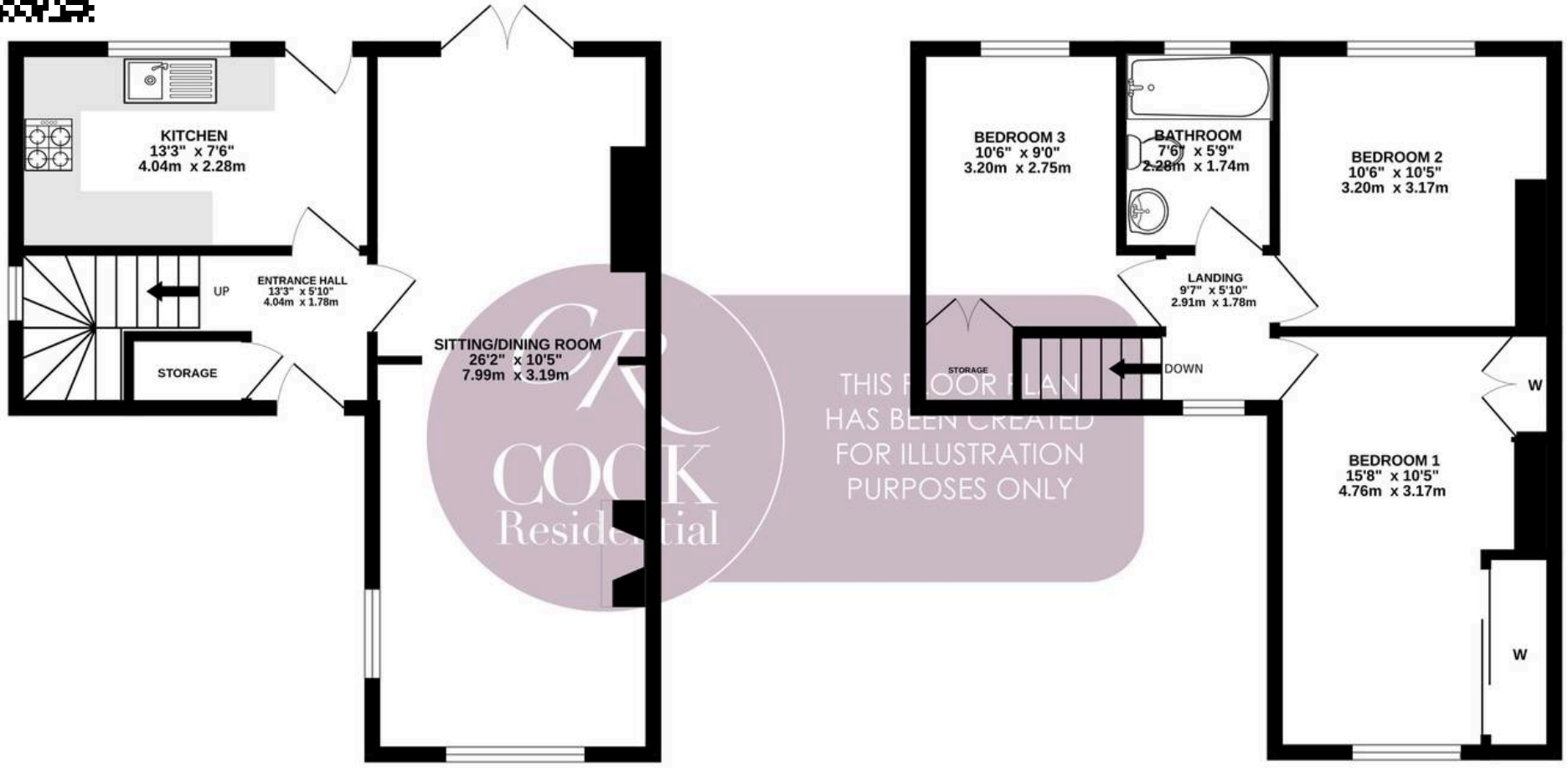
Additional Information:
Tenure: Freehold
Council Tax Band: C Cheltenham

Location: Kipling Road is in an established residential area of Cheltenham, with local shops, schools and amenities close by. Cheltenham town centre is within easy reach and offers an excellent range of shopping, dining and leisure facilities, as well as the town's renowned cultural festivals. Cheltenham Spa railway station offers direct services to London and other major cities. The A40 and M5 provide convenient road links.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a general guide only and do not form part of any offer or contract. All measurements, descriptions and information are provided in good faith and should be independently verified by prospective purchasers. Fixtures, fittings and appliances have not been tested, and no guarantee can be given as to their condition or working order. Buyers should seek confirmation of all leasehold details, charges and relevant restrictions through their legal representative.

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



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THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.