



ROSS BURBIDGE



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Marle Hill Road, St.Pauls, Cheltenham, GL50

£315,000

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Please Quote: RB1393- Ross Burbidge. A beautifully refurbished semi-detached home, thoughtfully updated to blend character features with contemporary styling, set within a highly regarded location just a short stroll from Pittville Park and within easy reach of the town centre.

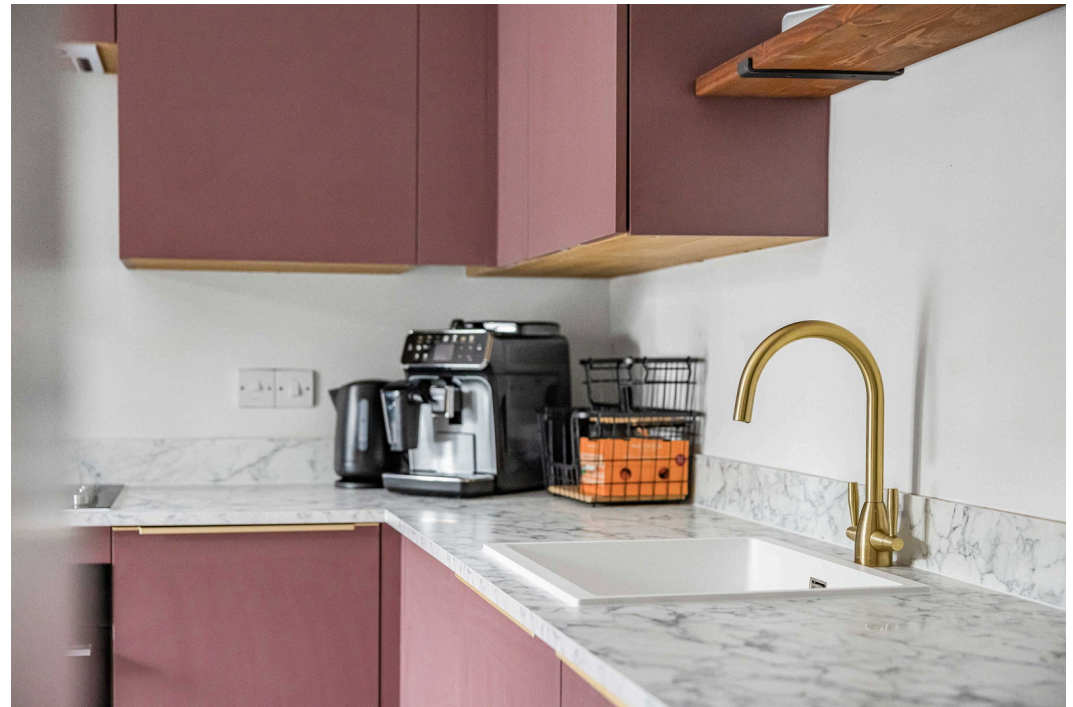
The ground floor offers a welcoming sitting room, finished with wood flooring and centred around an attractive period fireplace, creating a comfortable and elegant living space. To the rear, the kitchen has been stylishly modernised with quality fitted units, integrated appliances and eye-catching tiling, with ample room for dining. A well-appointed bathroom completes this level, featuring a sleek walk-in shower and modern fittings.

Upstairs, the property provides two well-proportioned double bedrooms, both benefiting from built-in storage, alongside a useful third room ideal as a home office, dressing room or nursery. The first floor is fully carpeted, enhancing the sense of comfort throughout.

An unconverted basement offers excellent storage and presents clear potential for further development, subject to the necessary consents.

Externally, the property enjoys a private south-westerly facing garden, designed for low maintenance and perfectly positioned to make the most of the afternoon and evening sun. On-street permit parking is available.

Homes of this quality and location are rarely available, and early viewing is strongly advised.



Approximate Gross Internal Area 1081 sq ft - 100 sq m

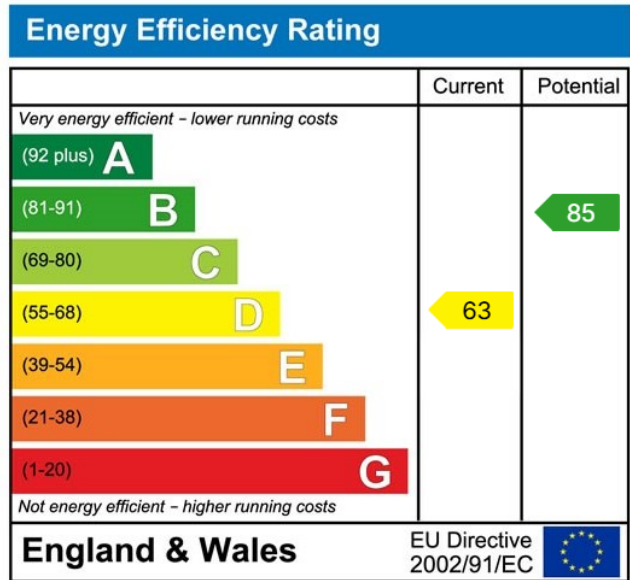
Basement Area 213 sq ft - 20 sq m

Ground Floor Area 468 sq ft - 43 sq m

First Floor Area 400 sq ft - 37 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.



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