



Granley Road, Cheltenham, GL51 6LJ

Guide Price £260,000



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Granley Road

Cheltenham, GL51 6LJ

A Charming 2-bed semi-detached with 3 reception rooms, private garden, summer house and driveway, on Granley Road, Cheltenham. Kitchen with breakfast bar, cosy lounge, versatile reception room, and double bedrooms. Convenient location near amenities, schools, parks, and transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Two Bedroom Semi Detached Home
- Well Presented Throughout
- Garage Conversion
- Driveway Parking
- Enclosed Rear Garden with Summer House





Cook Residential are delighted to present this two-bedroom semi-detached home situated on Granley Road in Cheltenham. Offering a flexible layout with three reception spaces, a private rear garden with summer house, driveway parking, this property represents an exciting opportunity for those looking to put their own stamp on a home in a popular residential area.

Kitchen: The kitchen offers a practical layout with wooden cabinetry, tiled splashbacks, and space for appliances. A breakfast bar provides additional seating, with natural light flooding through dual-aspect windows.

Bathroom: Positioned on the ground floor, the bathroom is fitted with a three-piece suite including a panelled bath with overhead shower, WC, and wash hand basin, complemented by tiled surrounds.

Lounge: The main lounge is a cosy space with feature fireplace and front-facing window, making it a welcoming hub of the home.

Dining Room: Adjoining the lounge, the dining room comfortably accommodates a family table and connects directly to the staircase, creating a sociable flow through the home.

Reception Room: A further versatile reception room is located to the side of the property, currently used as a study and sitting room, dual aspect views to both the front and the rear provide ample natural lighting. This room also currently benefits from shelving and is ideal as a home office, playroom, or guest space.

Bedroom One: A generous double bedroom with fitted storage and front-facing window, offering a comfortable retreat.

Bedroom Two: Positioned to the rear, the second bedroom provides further double accommodation, finished in neutral tones and enjoying garden views.

Garden & Summer House: The mature rear garden offers both lawn and established planting, with a summer house and shed providing excellent outdoor storage and entertaining potential.

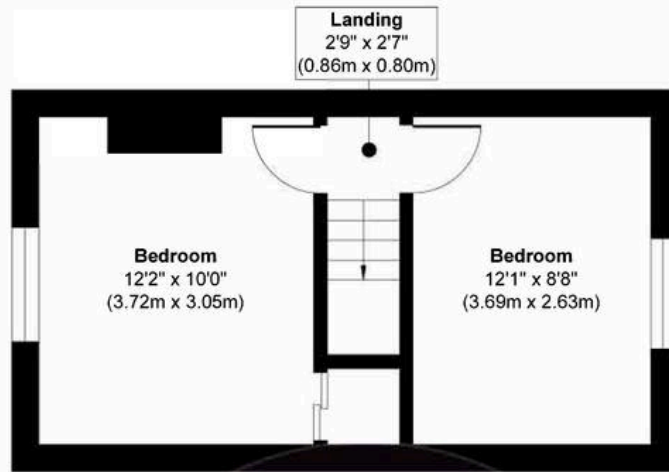
Parking: Driveway parking is available to the side of the property.

Council Tax Band: B

Tenure: Freehold.

Location: Granley Road is set within a well-connected area of Cheltenham, close to an excellent range of local amenities. Nearby shops, schools, and leisure facilities cater for everyday needs, while larger supermarkets and Cheltenham town centre are only a short drive away. The property benefits from convenient access to the A40 and M5 motorway, as well as Cheltenham Spa railway station for direct links to Bristol, Birmingham, and London. Residents also enjoy proximity to green spaces and parks, making this location equally appealing to professionals, families, and commuters.

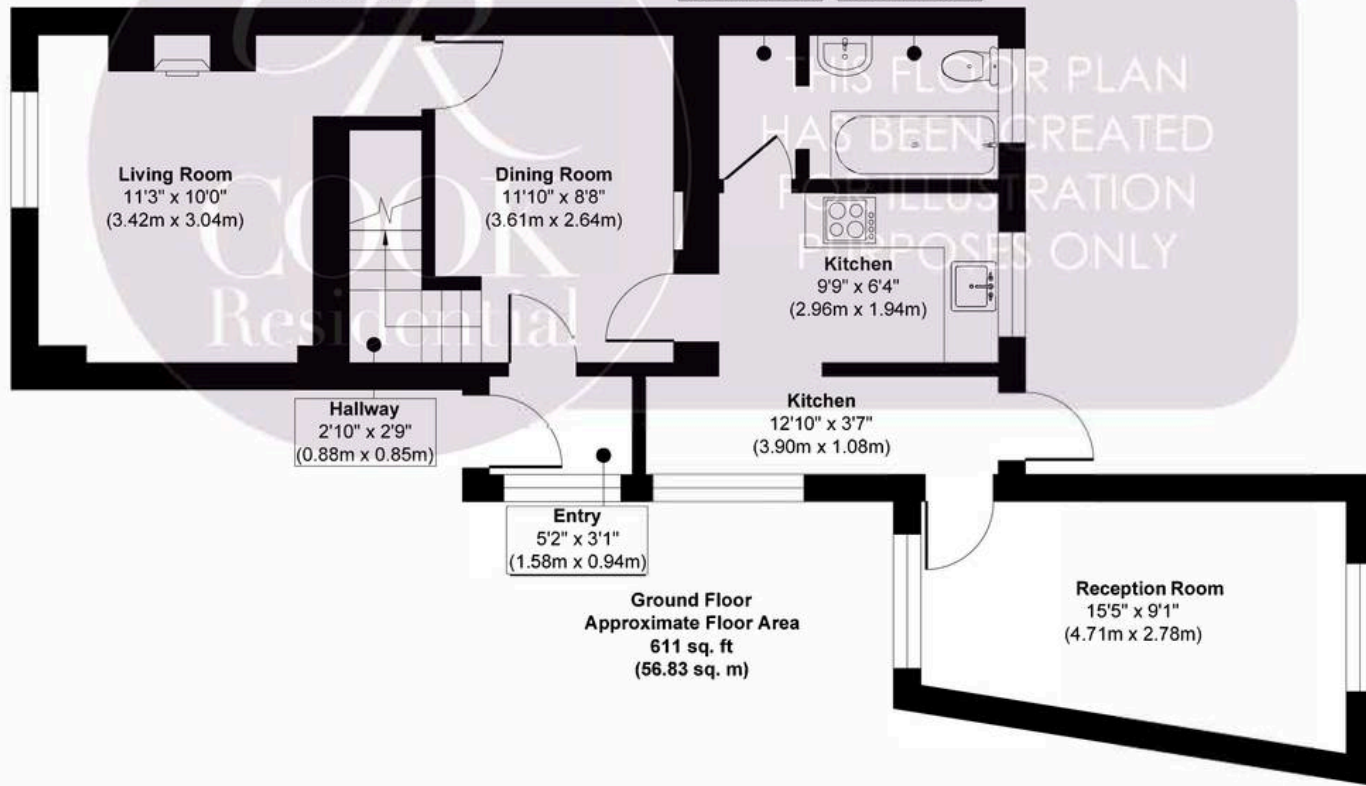
Disclaimer: All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



First Floor
Approximate Floor Area
263 sq. ft
(24.44 sq. m)

Laundry Room
5'3" x 2'9"
(1.59m x 0.85m)

Bathroom
6'10" x 5'3"
(2.09m x 1.59m)



Approx. Gross Internal Floor Area 874 sq. ft / 81.27 sq. m

Produced by Elements Property





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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.