



ROSS BURBIDGE



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# Larput Place, St. Pauls, Cheltenham, GL50

Offers Over £200,000

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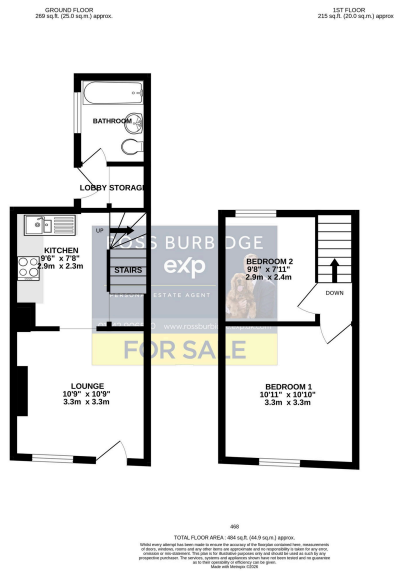
Please Quote: RB1393- Ross Burbidge. Within easy walking distance of Cheltenham town centre and Pittville Park, this smartly presented home offers an excellent opportunity for both first-time buyers and investors alike. Situated along a popular and established road, the property enjoys a highly convenient position close to a wide range of amenities, green spaces and transport links.

The accommodation on the ground floor comprises a welcoming sitting room, a fitted kitchen, and a bathroom, all well laid out to create a practical and comfortable living space. Upstairs, the property boasts two generous double bedrooms, both offering good proportions and plenty of natural light.

To the rear, the property truly stands out with its attractive and well-maintained garden, providing a lovely outdoor space to relax, entertain or enjoy gardening. There is also clear potential to extend, subject to the necessary planning permissions, making this an exciting prospect for those looking to add value or tailor the home to their needs.

Further benefits include gas central heating and double glazing throughout. To the front, on-street permit parking is readily available.





- Two Bedroom Starter Home
- Please Quote: RB1393- Ross Burbidge.
- Lovely Rear Garden
- Walking Distance To Town
- Gas Heating
- Permit Parking
- Lounge
- Kitchen
- Double Glazing
- Bathroom

