



Arle Avenue, Cheltenham, GL51 8LE

CR

Guide Price £280,000



Arle Avenue

Cheltenham, GL51 8LE

A well-presented and modern three bedroom semi-detached home, with generous open-plan kitchen/sitting/dining area, low-maintenance garden, allocated off-road parking, and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Onward Chain
- Three Bedroom Semi Detached Home
- Well Presented Throughout
- Small Courtyard Garden
- Driveway Parking
- Situated In The Cheltenham Suburb of Arle





A well-presented and modern three bedroom semi-detached home, Arle Avenue offers contemporary open-plan living in a popular residential area. With a generous open-plan kitchen/sitting/dining area, a low-maintenance garden, and allocated off-road parking, this Freehold property is ideal for first-time buyers, professionals, or small families seeking a stylish yet practical home. Offered with No Onward Chain.

Kitchen, Sitting & Dining Area: Located on the ground floor and spanning the full width of the home, the open-plan living area is a bright and sociable space. The kitchen is fitted with sleek high-gloss white cabinetry, a built-in fridge/freezer, electric oven, hob, and extractor fan, plus an integrated dishwasher and washing machine. A large area remains for both lounge and dining furniture, with French doors leading directly to the rear garden, flooding the space with natural light and enhancing the indoor-outdoor connection.

Bedroom One: Set to the front of the property, the principal bedroom is a comfortable double. It features an en-suite shower room for added convenience, including a shower enclosure, WC and wash basin.

Bedroom Two: Positioned at the rear of the property, this second double bedroom offers a good-sized space for sleeping or working, with natural light from a Juliette balcony overlooking the garden with easy access to the family bathroom.

Bedroom Three / Office: A versatile third bedroom located at the rear of the house, perfect for use as a nursery, guest room or dedicated home office. Compact yet functional, it benefits from a rear garden facing window for natural light.

Bathroom: The main bathroom is located on the first floor and includes a modern three-piece suite: panelled bath with shower over, WC, and wash basin, finished with contemporary tiling and chrome fittings.

Cloakroom: Conveniently located off the entrance hallway, the ground floor WC includes a toilet and wash basin, offering additional practicality for guests or family life.

Garden: The rear garden is fully enclosed and laid to patio for easy maintenance. Accessible via French doors from the main living area, it offers a private outdoor space perfect for relaxing or entertaining.

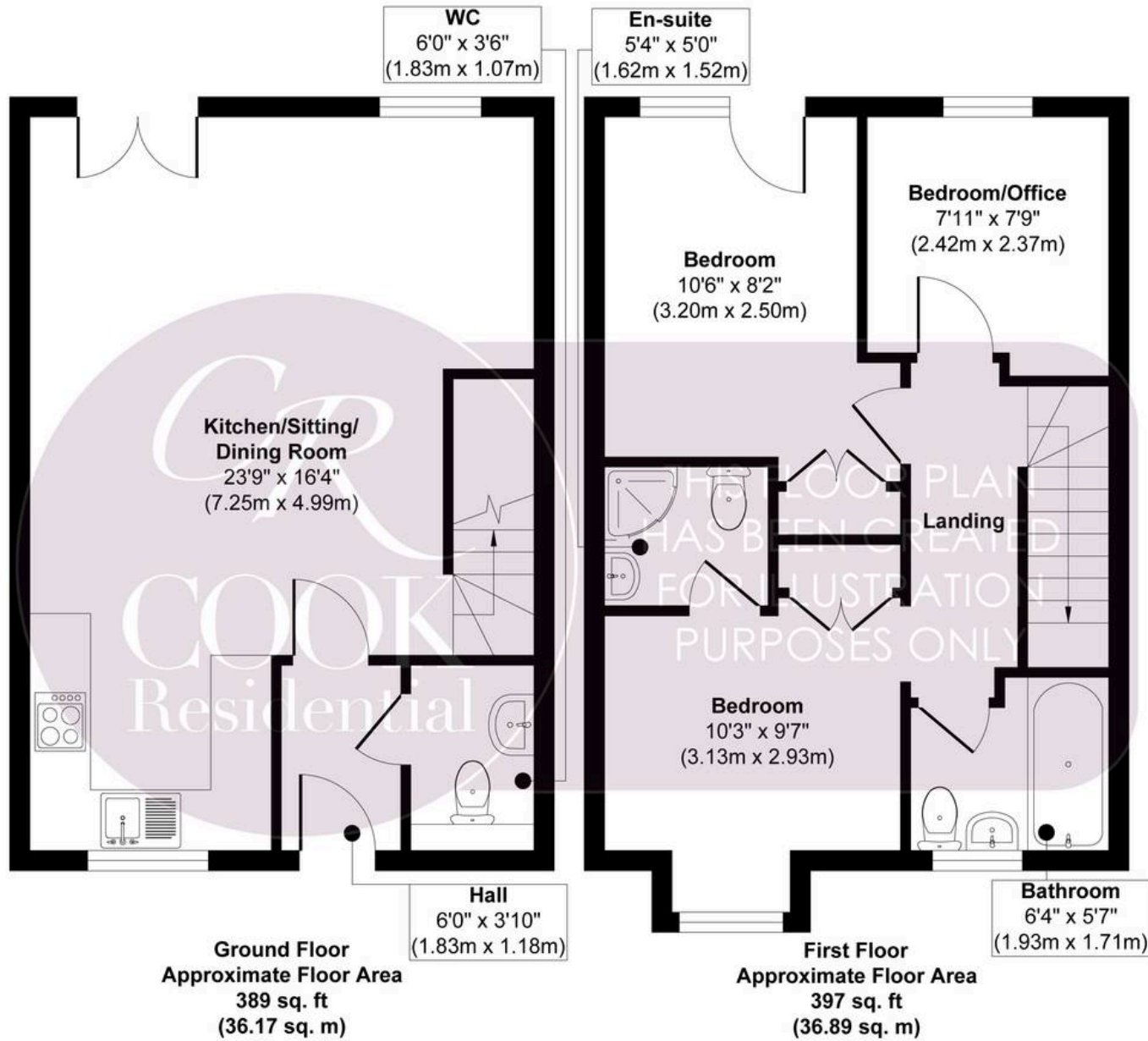
Parking: The property includes allocated driveway parking.

Communal Service Charge: £299 Per Annum

Agents Note: Please note that all buyers will have to complete AML checks through Move With Us for a fee of £49 +VAT as well as completing our own Checks via Coadjute. These checks are required by law.

Location: Arle is a well-established residential area on the western side of Cheltenham, offering a convenient and well-connected setting for a wide range of buyers. The area benefits from excellent access to local amenities, including supermarkets, schools and everyday services, whilst being just a short distance from the vibrant town centre, known for its Regency architecture, boutique shopping and popular restaurants. For commuters, Arle is particularly well positioned with easy access to the M5 motorway at Junction 10 and 11, as well as nearby Cheltenham Spa railway station, providing direct links to major cities including London and Birmingham. There are also a number of green spaces and leisure facilities close by, making it a practical yet well-balanced location for both families and professionals alike.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



Approx. Gross Internal Floor Area 786 sq. ft / 73.06 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.