



1 Newland Court
Cheltenham

Guide Price £400,000





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Cheltenham, GL52 5PL

This well-presented three-bedroom semi-detached home is arranged over three floors and offers flexible, modern living, complemented by a private rear garden, driveway parking and a garage. The property has been thoughtfully laid out to suit both everyday living and entertaining, with the added benefit of a spacious principal suite.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Three Bedroom Semi Detached Home
- Bright Sitting Room Opening into Conservatory
- Spacious Principal Bedroom & En Suite
- Private Rear Garden with Patio & Lawn
- Garage with Internal Access
- Driveway Parking



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Entrance Hall: A welcoming entrance hall providing access to the ground floor accommodation, including a useful cloakroom, along with stairs rising to the first floor.

Kitchen/Dining Room: A modern and well-appointed kitchen fitted with a range of wall and base units with integrated appliances, complemented by ample worktop space. There is space for a dining table, creating a sociable area ideal for both everyday meals and entertaining. The room also benefits from a useful built-in storage cupboard.

Sitting Room: This bright and comfortable reception room offers generous space for seating and enjoys a pleasant outlook over the garden. Double doors open through to the second reception room, enhancing the flow of the ground floor.

Second Reception Room: A lovely additional reception space extended to create a light and airy feel, benefitting from a skylight and doors opening directly onto the rear garden. This room also provides internal access to the garage.

Cloakroom: Located off the entrance hall and fitted with a WC and wash hand basin.

First Floor Landing: Provides access to two bedrooms and the family bathroom, along with stairs rising to the second floor.

Bedroom Two: A spacious double bedroom overlooking the rear garden.

Bedroom Three: A further well-proportioned room, currently used as a home office, benefitting from built-in storage.

Bathroom: A modern family bathroom fitted with a bath and shower over, wash hand basin and WC, finished with contemporary tiling.

Bedroom One: Occupying the top floor this impressive principal bedroom offers a generous double space with characterful sloping ceilings and a pleasant outlook.

Bedroom One En Suite: Fitted with a shower, wash hand basin and WC, providing convenience and privacy to the principal bedroom.

Rear Garden: The rear garden is a mixture of patio and lawn, offering a private outdoor space ideal for relaxing or entertaining, with a mix of mature planting.

Front & Parking: To the front of the property there is a driveway providing off-road parking, along with access to the garage positioned to the left-hand side of the house.

Additional Information:

Tenure: Freehold

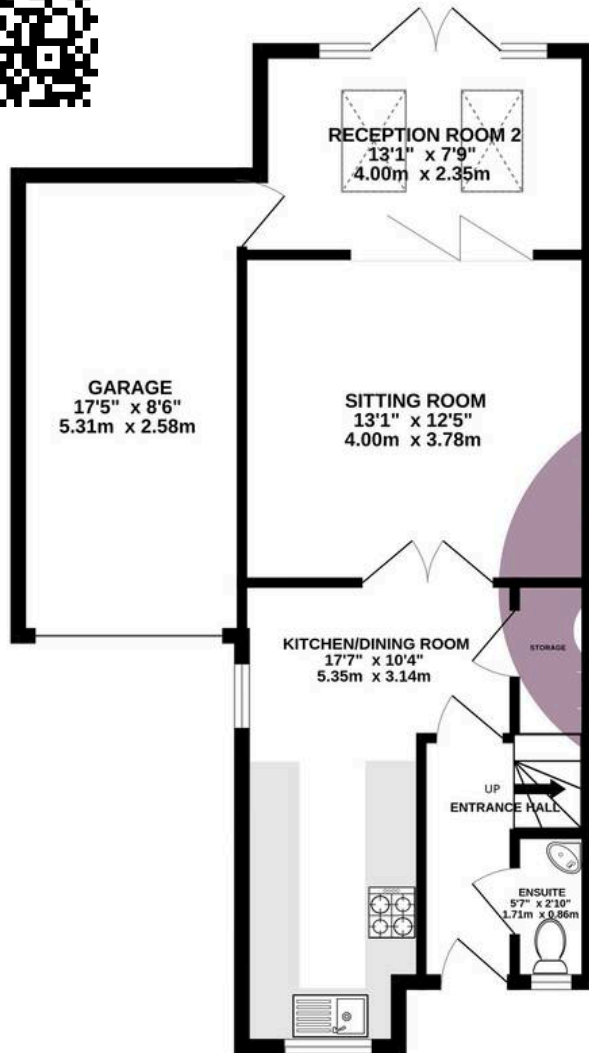
Council Tax Band: D

Location: Newland Court is ideally positioned within a well-regarded residential area on the northern side of Cheltenham, offering a wonderful balance of convenience and access to green open spaces. The property is within easy reach of the town centre, renowned for its Regency architecture, boutique shopping, restaurants and cultural festivals. The area is well served by transport links, with access to the A40 and M5, as well as Cheltenham Spa railway station offering direct services to London and other major cities.

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.



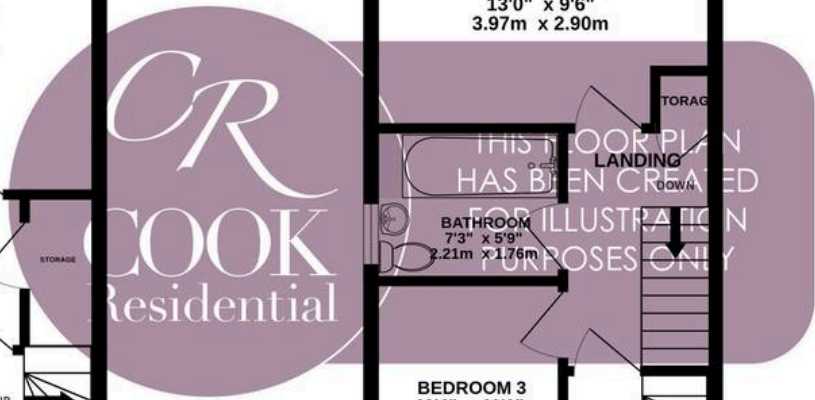
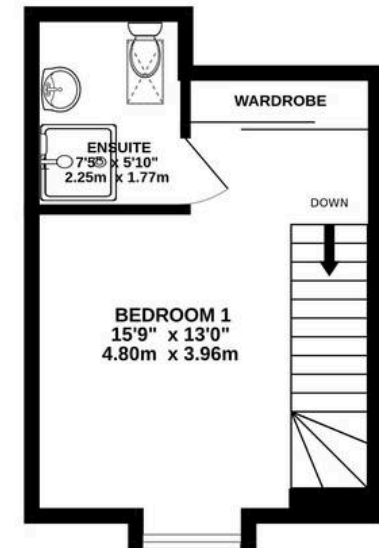
GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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