



ROSS BURBIDGE

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# Appleyard Close, Uckington, Cheltenham, GL51

£260,000

3 2 1



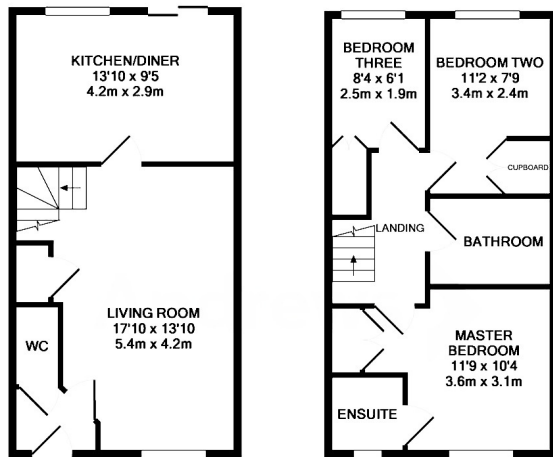
Please Quote: RB1393-Ross Burbidge. A fantastic opportunity for first-time buyers, young families or investors alike, this beautifully presented three-bedroom terraced home offers stylish, practical living in a highly convenient location. Situated within a popular cul-de-sac in Western Cheltenham, the property enjoys excellent access to local amenities, schools and transport links, including the M5 junction, making it perfectly positioned for both commuting and everyday convenience. Further benefits include allocated parking and well-balanced accommodation throughout.

Built in 2009 and arranged over two floors, the property has been thoughtfully designed to suit modern living. The ground floor offers a spacious and welcoming living room, creating the perfect space to relax and unwind, while to the rear the impressive kitchen/diner stretches across the width of the property, providing a sociable heart of the home ideal for both family life and entertaining guests. French doors lead directly onto the garden, seamlessly blending indoor and outdoor living. A convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the home continues to impress with three well-proportioned bedrooms, all benefiting from built-in storage to maximise space and practicality. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Combining comfortable accommodation, a desirable location and excellent convenience, this is a wonderful home ready for its next owners to move straight into and enjoy.





**ROSS BURBIDGE**

GROUND FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.1 SQ.M.)

**exp**

1ST FLOOR  
APPROX. FLOOR  
AREA 374 SQ.FT.  
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.8 SQ.M.)



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   | 81                         | 83        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |