



12 Coniston Road, Cheltenham, GL51 3NU

Asking Price £325,000

Located in a popular and well-established area of Cheltenham, Coniston Road is a charming and well-proportioned home, ideal for families, first-time buyers, or investors alike. Combining comfortable living spaces with a convenient location, this property offers a fantastic opportunity to enjoy all that Cheltenham has to offer.

The ground floor features a welcoming entrance hall with built in storage and WC. The spacious and bright lounge is the perfect relaxation space, leading into the two further reception rooms, currently set up as a home office and dining room. The kitchen is well equipped with integrated appliances and breakfast bar.

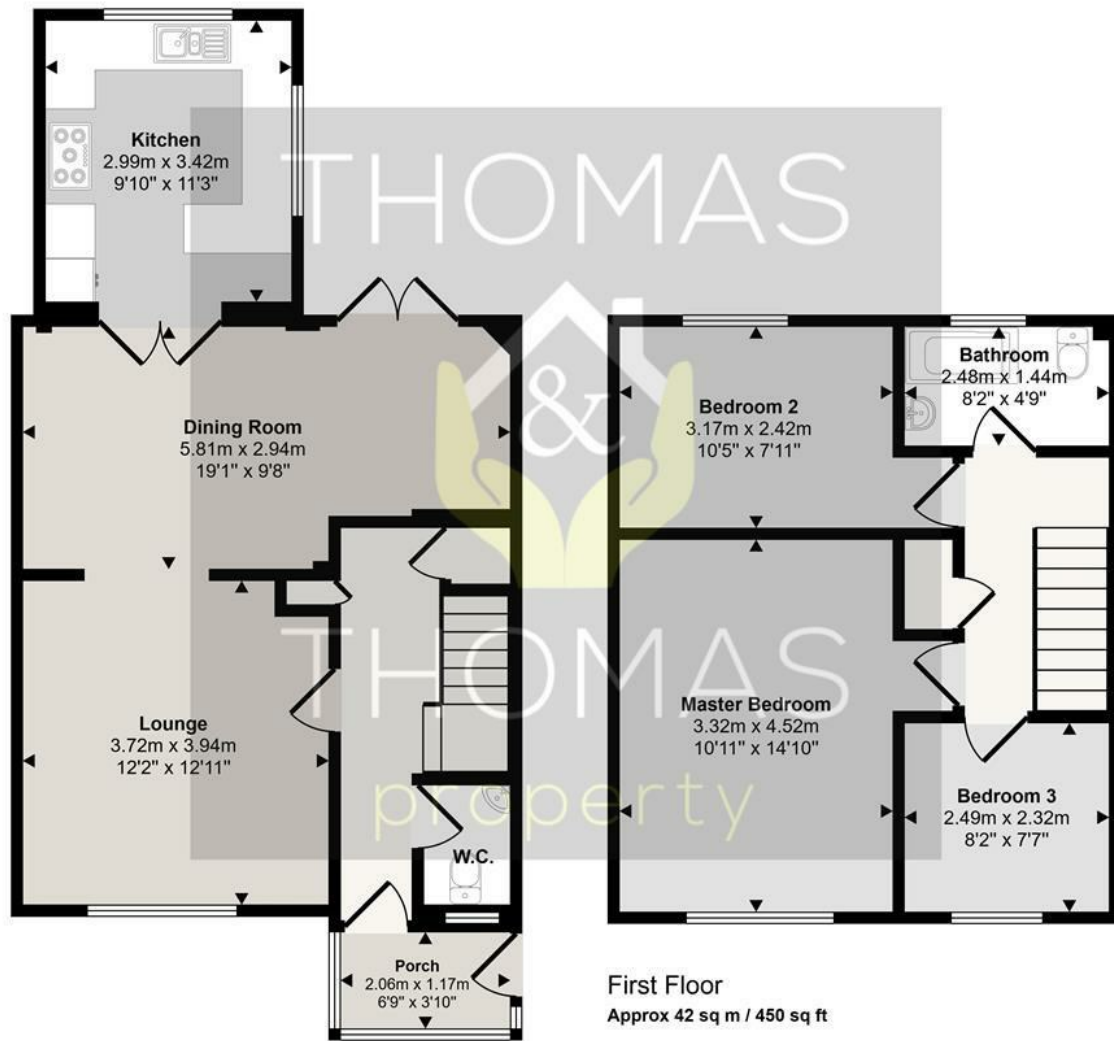
Upstairs there are two double bedrooms, single bedroom and modern family bathroom with shower over bath.

Externally, the property benefits from a private rear garden, perfect for outdoor enjoyment, with patio and grass space and side access to the front of the property.

Situated within easy reach of Cheltenham town centre, local shops, schools, and transport links, Coniston Road provides both convenience and a welcoming neighbourhood setting, making it an excellent place to call home.

- Three Bedroom Semi Detached
- Two Reception Reception Rooms
- Modern Family Bathroom and Downstairs WC
- Private Enclosed Garden
 - On Road Parking
- Located Close to Local Amenities

Approx Gross Internal Area
98 sq m / 1050 sq ft

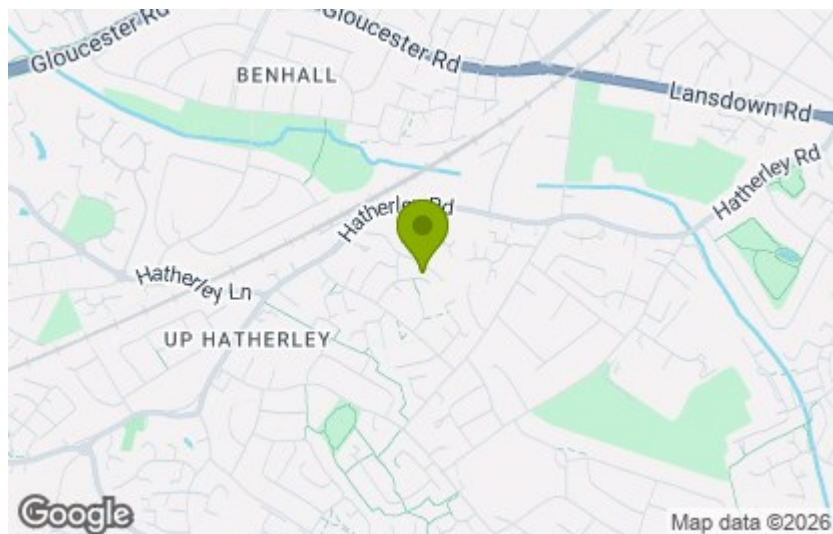


Ground Floor
Approx 56 sq m / 600 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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