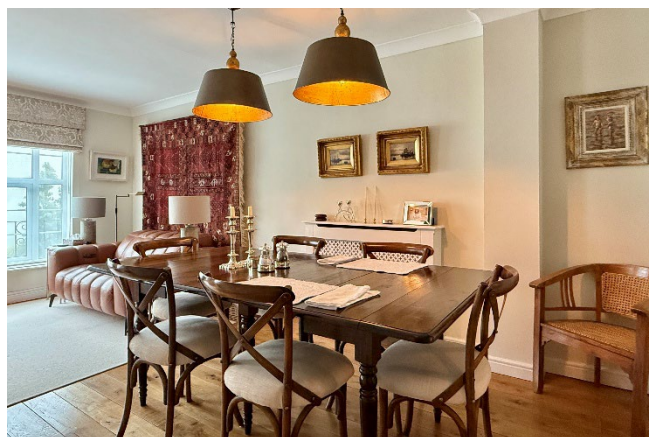




26 Keynshambury Road, Cheltenham, Gloucestershire GL52 6HB

A very well presented established modern town house offering spacious accommodation which is arranged over three floors and situated in an exclusive private development of similar properties in the centre of Cheltenham.





This superb townhouse enjoys a secluded location within a private development with easily access to central Cheltenham. The house is incredibly quiet inside due to its cul de sac location, rare for a central Cheltenham location.

Entering the house via the front door, you are immediately struck by the quality with Oak flooring, plenty of storage and a well-appointed shower/cloakroom. Stairs rise up to the first floor and to the rear is a useful utility room and a delightful snug sitting room which opens into a pleasant conservatory which has double doors opening into a courtyard garden.

Upstairs you find a wide landing and to the front of the property is a 'L' shaped sitting/dining room with two large windows flooding the room with natural light, again with oak flooring. To the rear is a well fitted modern kitchen with a good range of units, granite work surfaces and fitted, hob, over and dishwasher.

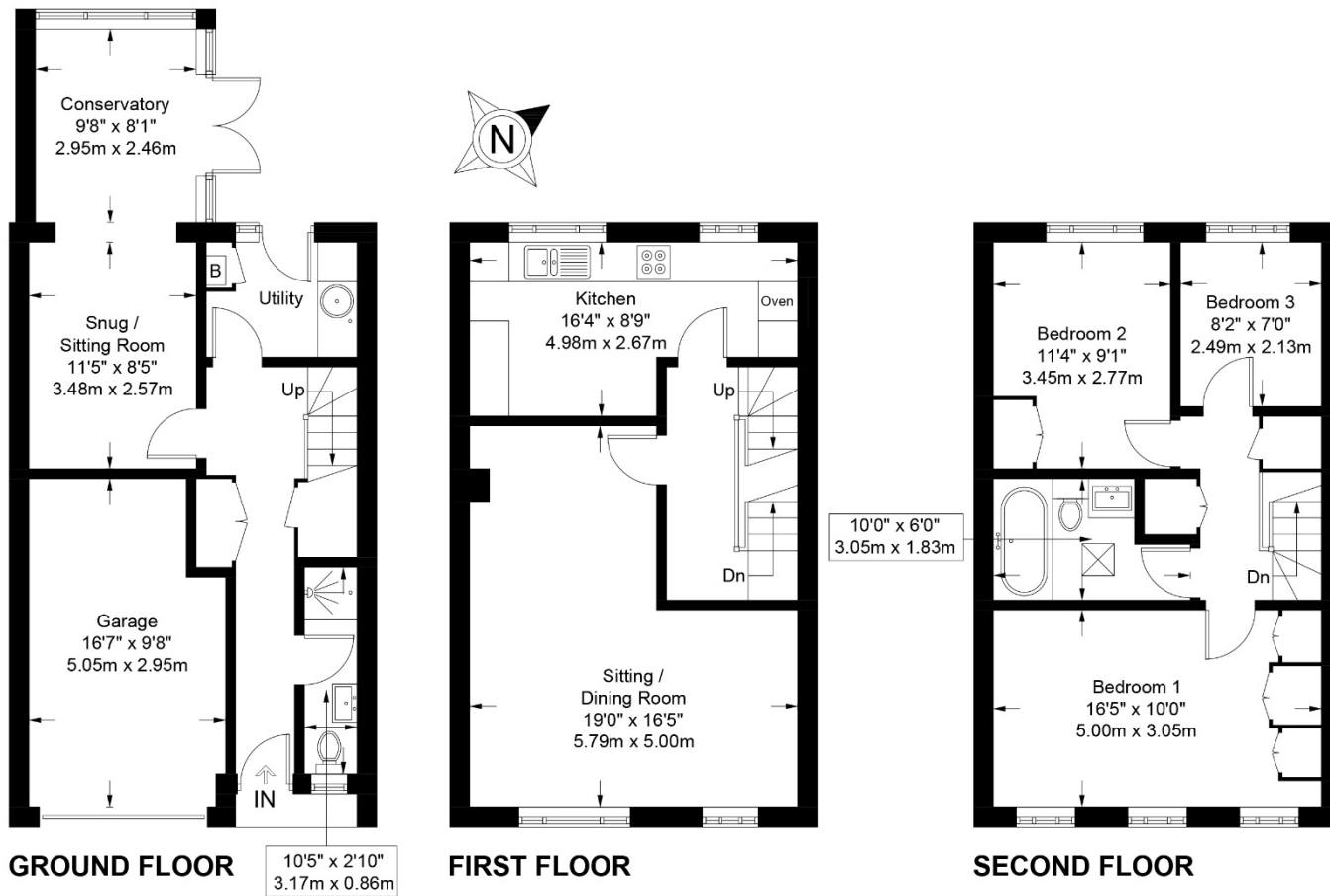
On the second floor you find the master bedroom with three windows and built in wardrobes to one wall. Bedrooms two and three are to the rear of the property. Additionally on this floor is the main bathroom fitted with a white suite comprising W.C., basin, spa bath with hand held shower all naturally light from a sky light window.

The rear garden (c.19'x 22'>10') is enclosed and paved for easy maintenance and has the benefit of pedestrian access.

Parking is off-street in front of the property's integral garage.

The property is well presented throughout and features well balanced accommodation. Features include Oak internal doors, gas fired central heating to radiators and double glazed windows and doors.





General

Services: All mains services are believed to be connected.
 Local Authority: Cheltenham Borough Council.
 Council Tax: Band E.
 EPC: D
 Parking: Garage with parking for one vehicle to the front.
 Title Number: GR55787

Additional

The property forms part of a private development. A £480 annual amenity charge is made for the upkeep and maintenance of the communal areas.

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 Approximate Gross Internal Area 1455 sq ft / 135.2 sq m (including garage)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.