



6 Ellison Road, Cheltenham, GL51 7QS
Cheltenham

In Excess of £260,000





Ellison Road

Cheltenham, GL51 7QS

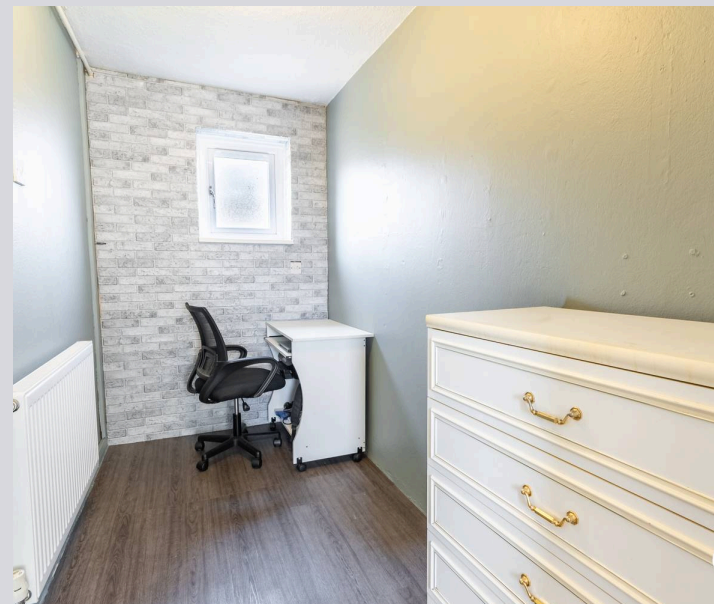
Situated in a popular and well-established residential area, this well-proportioned three home offers flexible accommodation across two floors, ideal for families, first-time buyers or those seeking additional workspace. The property benefits from driveway parking for two vehicles, a generous rear garden and is brought to market with no onward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Three Bedroom Semi Detached Family Home
- Two Reception Rooms and Utility
- Upgraded Kitchen/Dining Room
- Generous Rear Garden With Patio Area
- Driveway Parking For Two Vehicles





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Entrance Hall: A welcoming entrance hall provides access to the principal ground floor rooms, with stairs rising to the first floor and useful space for coats and shoes.

Sitting Room: Positioned to the front of the property, the sitting room is a bright and comfortable space featuring a large window allowing plenty of natural light. A feature fireplace creates a focal point, while the room flows seamlessly through to the rear via glazed doors, enhancing the sense of space and connection to the garden.

Kitchen/Dining Room: Located to the rear, the kitchen/dining room has been upgraded to provide a modern and practical space for everyday living. Fitted with a range of contemporary wall and base units, complemented by generous worktop space, the kitchen includes an integrated oven, hob and extractor. There is space for additional appliances along with a defined dining area, creating a sociable environment ideal for both family life and entertaining. The room enjoys a pleasant outlook over the garden.

Utility Room: Accessed from the kitchen, the utility room provides additional storage and space for white goods, with a door leading out to the rear garden.

Office: A versatile ground floor room which can be used as a home office or playroom, offering flexibility to suit a range of needs.

Landing: The first floor landing provides access to all bedrooms, the family bathroom and a separate cloakroom, along with a useful storage cupboard and access to the loft space above.

Bedroom One: A well-proportioned double bedroom overlooking the front of the property, offering a bright and neutral space with a built in storage cupboard.

Bedroom Two: A further spacious double bedroom positioned to the rear, offering a pleasant outlook.

Bedroom Three: A comfortable third bedroom, ideal as a child's room, guest bedroom or study.

Family Bathroom: Fitted with a white suite comprising a panelled bath with shower over and wash hand basin, complemented by tiled walls and a window providing natural light.

Cloakroom: A separate WC adds convenience for family living.

Outside: The property enjoys a generous rear garden with a large patio area ideal for outdoor seating and entertaining, leading onto a lawned section bordered by mature planting. There is a brick-built store located opposite the rear door, providing useful external storage, along with an additional shed. To the front, the property benefits from driveway parking for two vehicles.

Agent Note: Please note that we believe this property to be of Wimpey-No-Fines Construction which is considered non-standard.

Location: Ellison Road is a well-established residential location offering excellent access to Cheltenham town centre, local schools, shops and transport links. The area is popular with families and commuters alike, providing a convenient and well-connected setting for everyday living.

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
417 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 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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