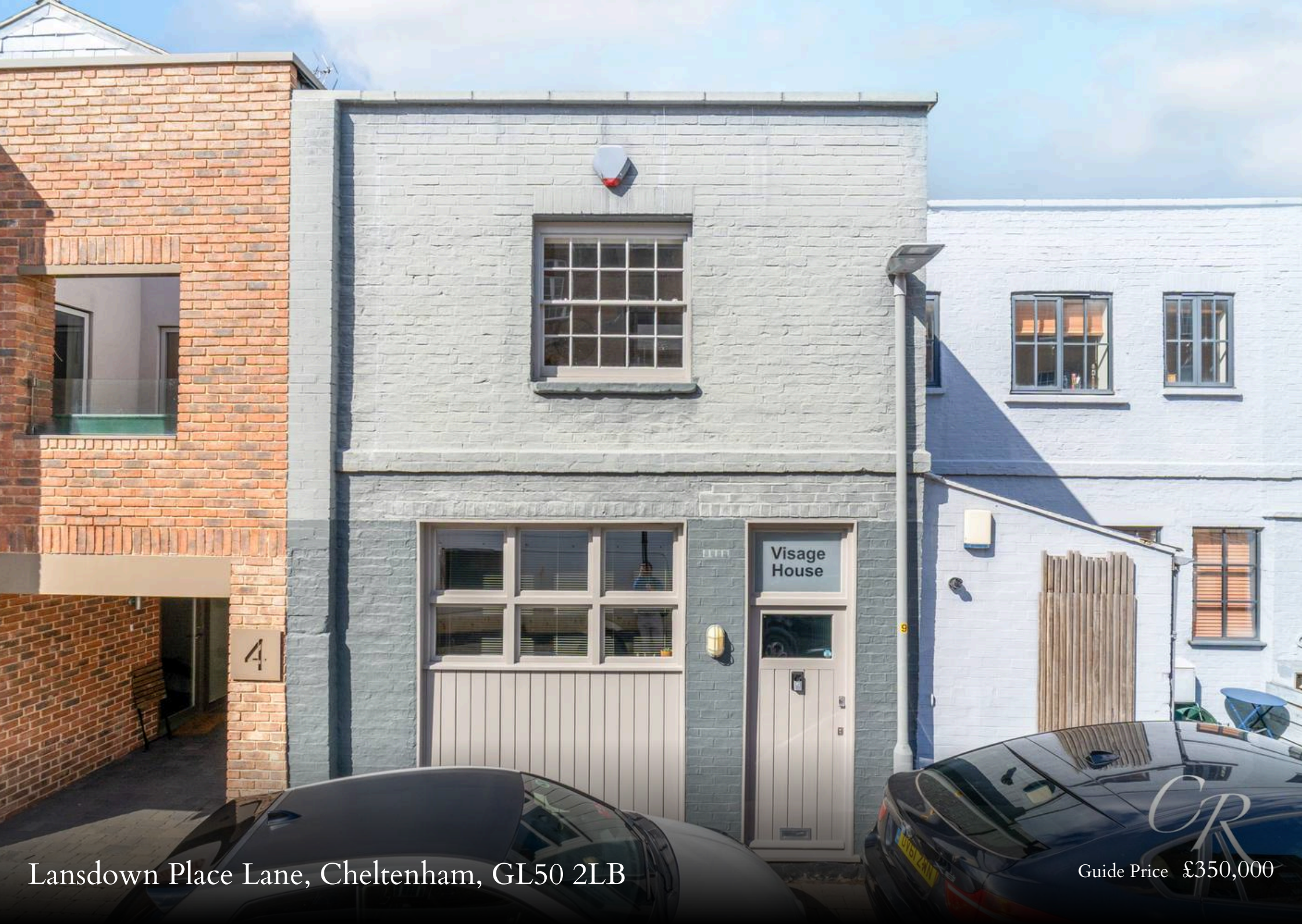


Lansdown Place Lane, Cheltenham, GL50 2LB

Guide Price £350,000

Lansdown Place Lane

Cheltenham, GL50 2LB

Positioned within a distinctive character property, this beautifully presented two-bedroom home offers stylish accommodation arranged over two floors. The property combines contemporary finishes with an abundance of character, featuring an impressive open-plan kitchen, sitting and dining room, a working log burner, two generous double bedrooms and a particularly attractive first floor with vaulted ceilings and decorative beams. Offered to the market with no onward chain, the property provides a superb opportunity for those seeking an individual home within Cheltenham.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Onward Chain
- Impressive Open-Plan Kitchen/Sitting/Dining Room
- Working Log Burner
- Two Generous Double Bedrooms
- Vaulted Ceilings With Decorative Beams
- Freehold Property With On-Street Parking

LISTERINE

Positioned within the highly sought after Lansdown district of Cheltenham, this beautifully presented two-bedroom home offers stylish accommodation arranged over two floors. The property combines contemporary finishes with an abundance of character, featuring an impressive open-plan kitchen, sitting and dining room, a working log burner, two generous double bedrooms and a particularly attractive first floor with vaulted ceilings and decorative beams. Offered to the market with no onward chain, the property provides a superb opportunity for those seeking an individual home within Cheltenham.

Entrance Hall: The front door opens into a welcoming entrance hall, immediately introducing the property's stylish interior with panelled walls and a contemporary colour palette. Stairs rise to the first floor, while an opening leads directly into the main living accommodation.

Kitchen/Sitting/Dining Room: A real highlight of the home is the substantial open-plan kitchen, sitting and dining room, which extends through much of the ground floor and provides an excellent space for everyday living and entertaining.

The kitchen is positioned towards the front and is fitted with a comprehensive range of contemporary wall and base units complemented by sleek work surfaces. Integrated appliances and generous storage create a practical and streamlined finish, while a large window allows plenty of natural light into the space.

Beyond the kitchen, the room opens into clearly defined dining and sitting areas, providing excellent flexibility for furniture. Panelled walls, recessed and concealed lighting and traditional-style radiators give the room a smart, considered finish. The sitting area centres around a **working log burner**, creating a particularly inviting focal point and adding warmth and character to this contemporary living space.

First Floor Landing: Stairs rise to a characterful landing providing access to both bedrooms and the bathroom. A vaulted ceiling and decorative beams enhance the sense of character, while the open stairwell and carefully considered finishes continue the property's cohesive interior style.

Bedroom One: A generous double bedroom featuring a vaulted ceiling and decorative beams, creating an attractive sense of height and character. A large window brings natural light into the room, while fitted storage provides excellent practical space without compromising the proportions of the bedroom.

Bedroom Two: The second bedroom is another well-proportioned double and is particularly striking, with a vaulted ceiling, decorative beams and rooflight creating a bright and characterful space. An extensive range of built-in wardrobes spans one wall, providing an exceptional amount of storage while maintaining a streamlined appearance.

Bathroom: The contemporary bathroom is fitted with a stylish white suite comprising a centre fill bath, separate glazed shower enclosure, WC and wash hand basin. Metro-style tiling, a large mirror and chrome heated towel rail and underfloor heating complete the modern finish.

Parking: Parking is available on street.

Additional Details:

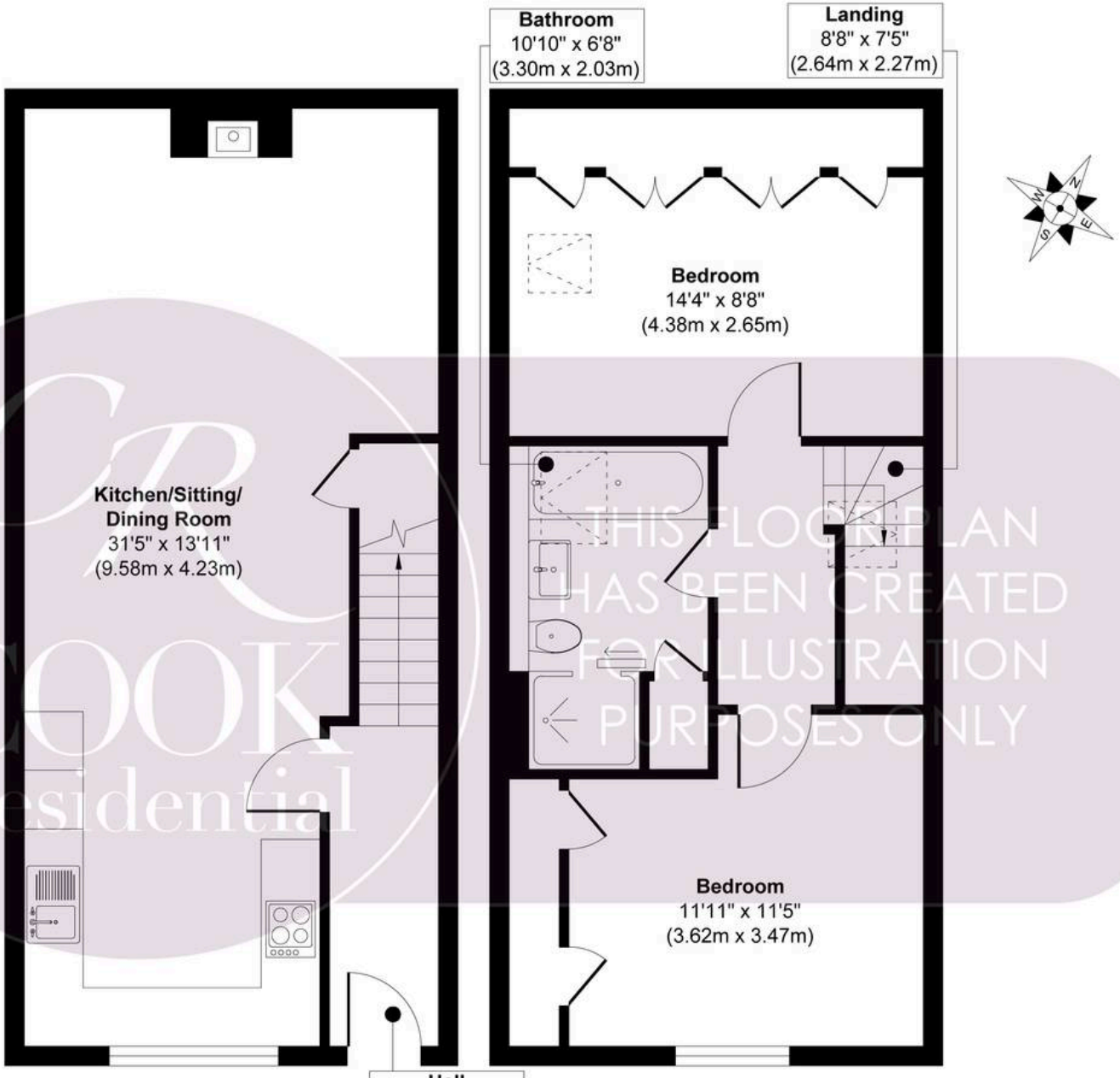
No Onward Chain

Tenure: Freehold

Council Tax Band: C – Cheltenham Borough Council

Location: The property is situated within Cheltenham, ideally positioned for access to the town centre and its excellent selection of shops, cafés, restaurants and leisure facilities. Cheltenham is renowned for its Regency architecture, cultural festivals and vibrant lifestyle, with Montpellier and The Promenade forming some of the town's most popular destinations. The town also offers convenient road and rail connections, making the property well placed for those wanting to enjoy everything Cheltenham has to offer.

Disclaimer: These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. All measurements are approximate and for guidance purposes only. Prospective purchasers should verify all information through their solicitor, surveyor or other relevant professional before proceeding with a purchase.



COOK Residential
THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

Ground Floor
Approximate Floor Area
436 sq. ft
(40.52 sq. m)

First Floor
Approximate Floor Area
436 sq. ft
(40.52 sq. m)

Approx. Gross Internal Floor Area 872 sq. ft / 81.04 sq. m

Produced by Elements Property

Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street - GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.