



# Queens Retreat, Cheltenham, GL51 8NT

Fixed Price £325,000

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This beautifully presented two-bedroom terraced home offers bright, spacious accommodation arranged over two floors.

The ground floor is centred around a superb open-plan living and dining room extending over 24 feet in length. This versatile space is clearly zoned, with a comfortable living area to the front and a defined dining area to the rear, enhanced by a feature fireplace, fitted shelving and stylish decor. The room benefits from excellent natural light and creates an inviting setting for both everyday living and entertaining.

To the rear, the property opens into a high-quality modern fitted kitchen, finished with quartz-effect worktops, tiled splashbacks and a range of integrated appliances. Herringbone flooring adds warmth and character, while patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor space.

The first floor comprises two well-proportioned double bedrooms, both well-presented and the main bedroom benefitting from built-in storage. The accommodation is completed by a contemporary family bathroom, fitted with a freestanding bath alongside a separate shower enclosure and modern sanitaryware.

Externally, the property enjoys an enclosed, low-maintenance rear garden, arranged with artificial lawn, a decked seating area ideal for entertaining, and a timber garden shed providing practical storage.

This property is conveniently positioned within easy reach of the town centre, offering quick access to a wide range of everyday amenities. Excellent transport links are nearby, providing straightforward connections for commuters, while also providing local green spaces and leisure facilities. This popular and well-connected location makes the home particularly attractive to professionals, first-time buyers and small families alike.

Viewing highly recommended



Approximate Gross Internal Area 930 sq ft - 87 sq m

Ground Floor Area 493 sq ft - 46 sq m

First Floor Area 437 sq ft - 41 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- A beautifully presented two-bedroom terraced home
- Private Garden with rear access
- Modern kitchen with integrated appliances
- Contemporary family bathroom with freestanding bath and separate shower
- Located near town centre
- Impressive open plan living and dining room
- Two double bedrooms
- On street permit parking
- Ideal first time buyer home



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 78        |
| (55-68) <b>D</b>                            | 68                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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