



Bass Court, Penrith Road, Cheltenham, GL51 3FL

Guide Price £285,000

CR



Bass Court, Penrith Road

Cheltenham, GL51 3FL

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two Bedroom Semi Detached Home
- Generous Sitting/Dining Room With French Doors To The Garden
- Well-Appointed Kitchen And Ground Floor Cloakroom
- Situated Close to Local Amenities
- Enclosed Rear Garden With Patio And Decked Seating Areas
- Garage And Driveway Parking







Situated within a residential development off Penrith Road, this well-presented two-bedroom home offers bright and generously proportioned accommodation arranged across two floors. The property benefits from a spacious sitting/dining room opening directly onto the enclosed rear garden, a well-appointed kitchen, ground-floor cloakroom, two double bedrooms and a family bathroom. Further advantages include an integral garage and driveway parking, making this an appealing home for first-time buyers, professionals, downsizers or those looking for convenient access to Cheltenham.

Entrance Hall: The front door opens into a welcoming entrance hall providing access to the principal ground-floor accommodation and staircase rising to the first floor. Useful built-in storage is incorporated within the hall.

Kitchen: Positioned towards the front of the property, the kitchen is fitted with a comprehensive range of wood-effect wall and base units complemented by contrasting work surfaces and tiled detailing. There is a gas hob with extractor above, integrated oven, sink and drainer and space for further appliances. A window provides natural light, while there is also room for a breakfast table, creating a practical space for informal dining.

Cloakroom: Conveniently positioned off the entrance hall, the cloakroom is fitted with a WC and pedestal wash hand basin with tiled splashback, providing useful ground-floor facilities.

Sitting/Dining Room: A particularly generous reception room extending across the rear of the property, providing ample space to create distinct sitting and dining areas. The bright, neutral décor and wood-effect flooring create a contemporary feel, while a window and French doors draw plenty of natural light into the room. The French doors open directly onto the rear patio and garden, creating an excellent connection between the indoor and outdoor living spaces. Further built-in storage is also provided.

First Floor Landing: The staircase rises to the first-floor landing, providing access to both bedrooms and the family bathroom.

Bedroom One: A generous double bedroom enjoying a pleasant outlook to the rear. The room offers excellent space for a double bed alongside additional freestanding bedroom furniture and benefits from a large built-in wardrobe providing useful storage.

Bedroom Two: A well-proportioned second double bedroom positioned to the front of the property. Currently arranged to incorporate a home-working area and additional seating, the room demonstrates excellent versatility and also benefits from built-in storage.

Bathroom: A well-presented family bathroom fitted with a paneled bath with shower over and glass screen, pedestal wash hand basin and WC. Tiled surrounds complement the suite, while a window provides natural light and ventilation.

Rear Garden: The property enjoys a particularly attractive and well-established enclosed rear garden, predominantly laid to lawn and complemented by a variety of mature shrubs and established planting. A paved patio immediately adjoining the house provides an ideal setting for outdoor dining and entertaining, with French doors creating a natural connection to the sitting/dining room. A further decked seating area is positioned towards the end of the garden, offering an additional spot to relax and enjoy the outside space. Timber fencing encloses the garden and creates a pleasant sense of privacy.

Garage: The property benefits from an integral garage, accessed externally from the front, providing useful secure parking or additional storage. The garage is also accessible from the rear garden proving side access to the garden.

Parking: Driveway parking is available immediately to the front of the garage, in addition to the parking provided within the garage itself.

Tenure: Freehold

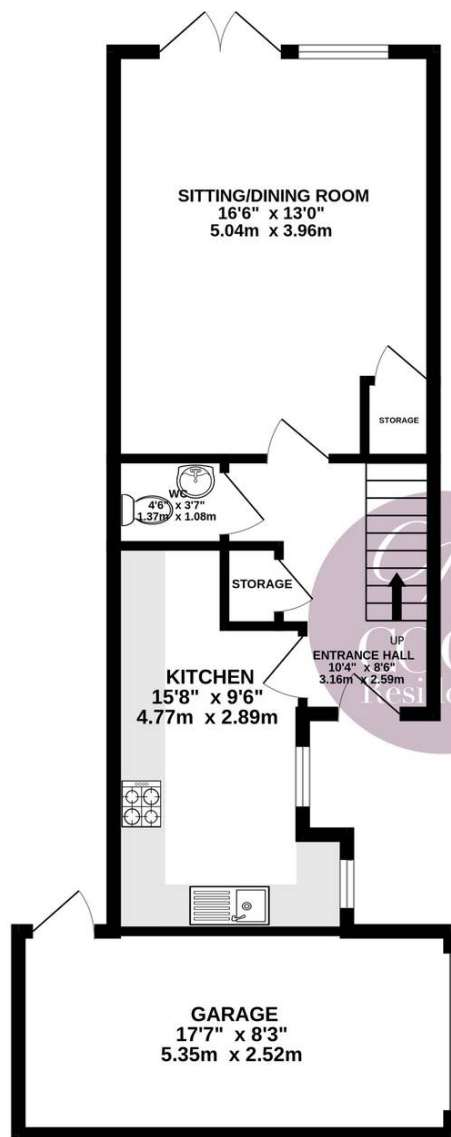
Council Tax Band: B

Location: Bass Court is situated off Penrith Road in a convenient Cheltenham location, well placed for a range of everyday amenities, schooling and transport connections. Cheltenham town centre is within easy reach, offering an extensive selection of shops, restaurants, cafés and leisure facilities, while convenient road links provide access towards the M5 and surrounding areas.

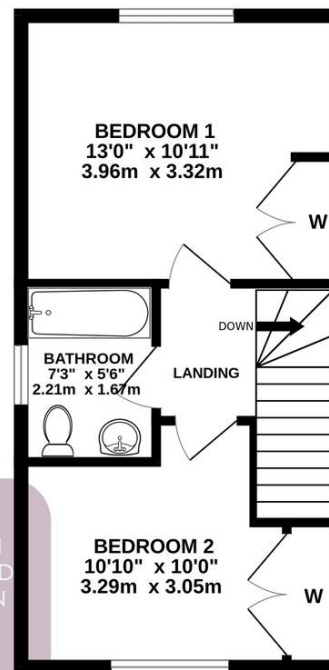
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GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY

TOTAL FLOOR AREA: 914 sq.ft. (84.9 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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