



Roman Hackle Avenue, Cheltenham, GL50 4RF

Guide Price £375,000



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Offered to the market with no onward chain, this substantial four-bedroom family home offers approximately 1,463 sq. ft. of accommodation and represents an exciting opportunity for a purchaser looking for a property they can update and personalise to their own tastes. The generous and distinctive layout includes two separate staircases, three reception areas, a kitchen with adjoining dining room, utility room and cloakroom, while upstairs there are four bedrooms, a family bathroom and a principal bedroom arrangement incorporating a dressing room and en suite.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- Spacious Four-Bedroom Family Home With Scope For Modernisation
- Offering flexible accommodation perfect for multi-generational living.
- Principal Bedroom With Dressing Room And En Suite
- Garage And Driveway Parking For Three Vehicles
- Conveniently Located In Wyman's Brook





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The property offers plenty of scope to reimagine the existing accommodation, with the size and versatility providing an excellent starting point for creating a home tailored to modern family life. Outside, both the gravelled rear garden and separate courtyard provide further potential, while a garage with power and boarded loft storage and driveway parking for two vehicles add to the practicality of the home.

Entrance Hall: The front door opens into the entrance hall, which provides access to the ground-floor accommodation and the main staircase rising to the first-floor landing. The hallway creates a central point from which to access the different areas of the home.

Sitting Room: A generous reception room offering plenty of space for a comfortable arrangement of sofas and additional furniture. A staircase rises directly from the sitting room to Bedroom One, forming the second of the property's two staircases and contributing to its distinctive layout. The sitting room also provides access to the separate utility room.

Utility Room: Accessed directly from the sitting room, the utility room provides valuable additional space away from the main kitchen. There are wall and base units, work surfaces, a stainless steel sink and drainer, and space for laundry appliances. A window provides natural light and the room also benefits from an extractor fan.

Drawing Room: Positioned towards the rear of the property, the drawing room provides a further generous reception area and offers flexibility for use as an additional sitting or family room. A large window brings natural light into the space and provides an outlook over the garden, while a door gives direct access outside. The room is open to the adjoining dining room, creating a sociable connection between the two spaces.

Dining Room: Positioned just off the kitchen for practicality, the dining room provides a dedicated area for family meals and entertaining. The room is open to the adjoining drawing room, allowing the two spaces to flow naturally together while retaining clearly defined uses. There is ample room for a dining table and additional furniture, making this a versatile area that could be adapted as part of a wider refurbishment of the ground floor.

Kitchen: The kitchen is conveniently positioned alongside the dining room and provides a practical footprint with a range of wall and base units, work surfaces and space for appliances. An oven and dishwasher are included, while a window provides natural light. For purchasers looking to undertake improvements, the kitchen presents an opportunity to introduce their own choice of cabinetry, finishes and appliances and create a space suited to their individual requirements.

Cloakroom: A useful ground-floor cloakroom is fitted with a WC and wash hand basin, complemented by practical lino flooring and a window providing natural light and ventilation.

First Floor Landing: The main staircase rises to the first-floor landing, providing access to Bedrooms Two, Three and Four and the family bathroom. Bedroom Two also connects directly with Bedroom One, while an airing cupboard positioned outside the bathroom contains a radiator and provides useful linen storage.

Bedroom One: Accessed via the separate staircase rising directly from the sitting room, Bedroom One is a generous double bedroom offering a distinctive degree of separation within the first-floor accommodation. There is ample room for a large bed and additional freestanding furniture, while a window provides natural light. The bedroom connects with its own dressing room and en suite, as well as having a further door providing direct access to Bedroom Two.

Dressing Room: Adjoining Bedroom One, the dressing room provides a dedicated area for clothes storage, with generous curtained hanging rails positioned to either side and additional shelving. A window to the front brings natural light into the space, while its position between the bedroom and en suite creates a practical principal bedroom arrangement.

En Suite: The principal bedroom arrangement is complemented by a separate en suite, providing a useful private facility and further scope for a purchaser to update and personalise the space as part of a wider programme of improvements.

Bedroom Two: Bedroom Two is a well-proportioned room with independent access from the first-floor landing and an additional internal door connecting directly with Bedroom One. The room benefits from fitted bed-surround storage together with a further curtained storage area, helping to maximise the available floor space. The dual access provides an unusual and versatile arrangement while still allowing the room to function independently as a bedroom.

Bedroom Three: A further well-proportioned bedroom with space for a bed and additional freestanding furniture. A window provides natural light and the room offers flexibility for use as a bedroom, guest room or home office depending on the requirements of the new owner.

Bedroom Four: The fourth bedroom provides another flexible space and benefits from fitted wardrobe/storage. Suitable for use as a bedroom, nursery or home office, it adds further versatility to the first-floor accommodation.

Family Bathroom: Serving the additional bedrooms, the family bathroom is fitted with a suite comprising a bath, wash hand basin and WC. A large obscure-glazed window provides plenty of natural light while maintaining privacy. Together with the adjoining airing cupboard on the landing, the room forms a practical part of the first-floor accommodation and offers further opportunity for updating.

Rear Garden: The rear garden is predominantly gravelled, creating a substantial outside space with plenty of potential for a new owner to redesign and landscape according to their own preferences. A separate area has previously been used for growing fruit and vegetables, providing scope for a productive garden, while the overall proportions offer opportunities to introduce planting, seating and entertaining areas to create a more personalised outdoor setting.

Courtyard: A separate courtyard provides an additional outside space and enjoys afternoon and evening sunshine during the summer months. An external power point and outside tap add practicality, while a useful covered area is currently used for bin storage. The courtyard offers further potential to create an attractive seating or entertaining area.

Garage And Parking: The property benefits from driveway parking for two vehicles in addition to a garage providing space for a further vehicle. The garage has a power supply and provides valuable additional storage.

Additional Details

No Onward Chain

Tenure: Freehold

Council Tax Band: D (Cheltenham Borough Council)

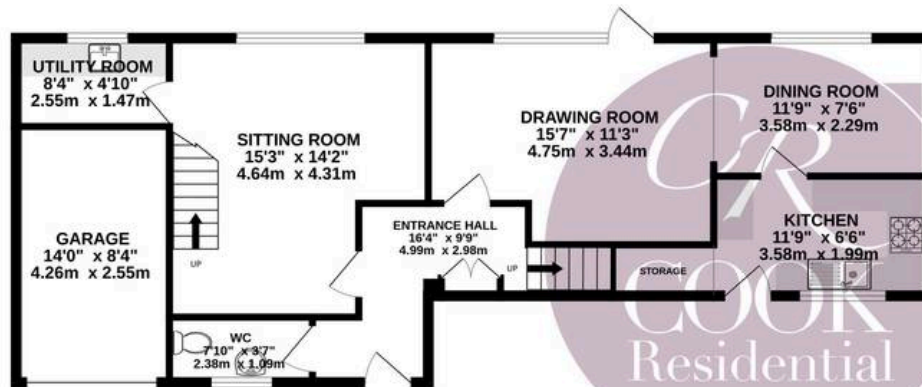
Location: The property is situated in Cheltenham, offering convenient access to the wide range of amenities, schooling and transport connections available throughout the town. Cheltenham is renowned for its Regency architecture and vibrant centre, with an excellent selection of shops, restaurants, cafés and leisure facilities, alongside its internationally recognised calendar of festivals and events.

Cheltenham Spa railway station provides rail connections to a variety of destinations, while access to the M5 makes the property well placed for travel towards Gloucester, Bristol, Birmingham and beyond. The surrounding Cotswold countryside is also within reach, providing access to picturesque villages, countryside walks and outdoor pursuits.

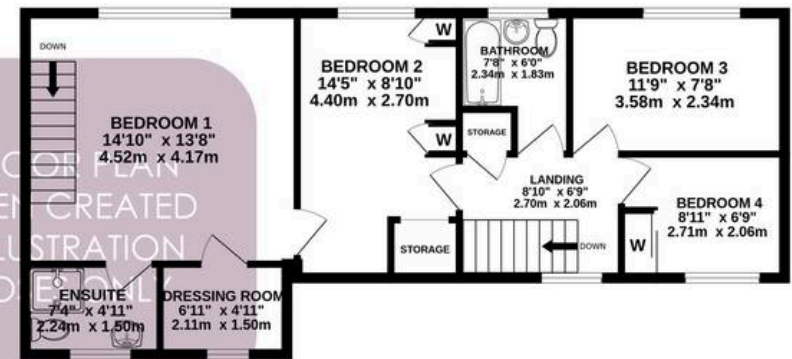
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GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY

TOTAL FLOOR AREA : 1463 sq.ft. (135.9 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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