

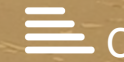


MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



1, Castanum Court,
Cheltenham GL51 3BR
Guide Price £475,000



1, Castanum Court,

Cheltenham GL51 3BR

A superbly positioned, chain-free three-bedroom end-of-terrace home, quietly tucked away within a cul-de-sac and yet just moments from the heart of Cheltenham.

Situation

Castanum Court is a quiet and characterful cul-de-sac, positioned within comfortable walking distance of Cheltenham's Regency centre. The property is generously proportioned and offers three well-balanced double bedrooms and three bathrooms. It is ideally located for a number of well-regarded schools and lies close to the highly sought-after Montpellier and Lansdown districts, with Hatherley Park just a short stroll away. A wide range of local amenities, leisure and cultural attractions are close at hand, while the A40 is readily accessible, providing excellent connectivity in and out of Cheltenham.





Full Description

Benefiting from off-road parking and a garage, this delightful three-bedroom, three-bathroom home further enjoys a private rear garden, a conservatory, and the convenience of no onward chain. Arranged over three floors, the property is particularly well-suited to modern living, with a flexible layout that makes excellent use of its space and position.

A covered porch opens into a welcoming and spacious entrance hall, incorporating a ground-floor cloakroom. From here, the generous sitting room is accessed, leading through to a light-filled conservatory with double doors opening onto the rear garden. Also off the hallway is the well-proportioned kitchen, fitted with a breakfast bar and arranged to suit both everyday living and entertaining.

The first floor provides two of the three double bedrooms, both generously sized. One benefits from an en suite shower room, while the second is served by the principal family bathroom. The third bedroom occupies the top floor and enjoys an appealing sense of privacy, along with attractive views. This space would lend itself particularly well as a principal suite, featuring a spacious en suite and built-in wardrobes.

Further Information

Tenure: Freehold

Services: Mains gas, electricity, water and sewerage. Gas central heating.

Local authority: Cheltenham Borough Council. 01242 262626

Council tax band: D

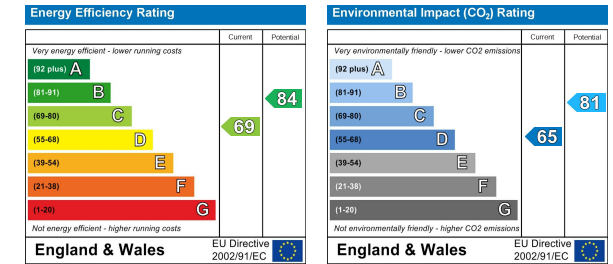
Floor Plan

Approximate Gross Internal Area
 Ground Floor = 49.4 sq m / 532 sq ft
 First Floor = 39.7 sq m / 427 sq ft
 Second Floor = 28 sq m / 301 sq ft
 Total = 117.1 sq m / 1260 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID 718346)

Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

Rotunda Buildings Montpellier Exchange
 Cheltenham
 Gloucestershire
 GL50 1SJ

T. 01242 514 285
 E. sales@morgan-associates.co.uk
 W. www.morgan-associates.co.uk