



ROSS BURBIDGE

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Roman Road, Cheltenham, GL51

£425,000

3 1 2



Please Quote: RB1393- Ross Burbidge. A beautifully refurbished and exceptionally well-presented three-bedroom period home, ideally positioned in a highly convenient and sought-after location just a short stroll from Cheltenham Spa Train Station, local amenities and excellent transport links. Blending timeless character with stylish modern finishes, this impressive home offers beautifully balanced accommodation, a wonderful south-facing garden and an exceptional standard of presentation throughout.

The accommodation is arranged over three floors (with the basement currently unconverted but offering exciting potential) and has been thoughtfully enhanced by the current owners to create a home that is both practical and inviting. From the moment you step through the front door, there is an immediate sense of warmth and quality, with a welcoming entrance hall leading through to the principal reception spaces.

To the front sits a comfortable and elegant sitting room, ideal for relaxing evenings, while the separate dining room provides a versatile space perfect for family gatherings, entertaining guests or even a home working area if desired. Together these reception rooms create a wonderful flow and flexibility for modern day living.

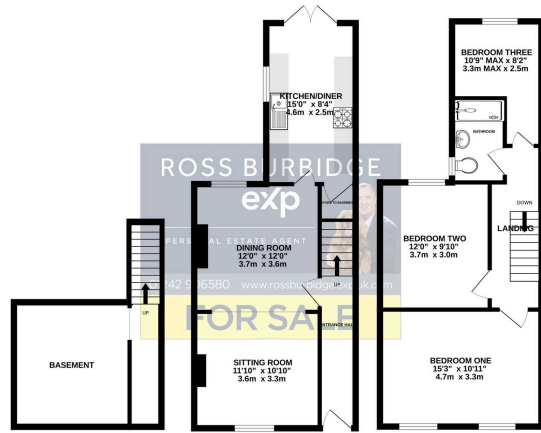
To the rear of the property is the beautifully re-fitted kitchen, a stylish and contemporary space designed very much with everyday living in mind. Offering an excellent range of cupboard and quartz worktop space alongside integrated appliances, the kitchen combines both practicality and aesthetics. Flooded with natural light from the doors opening directly onto the garden, it creates a seamless connection between the inside and outside spaces and serves as the true heart of the home.

On the first floor are three well-proportioned bedrooms together with a modern shower-room which includes a marble sink and flooring. The principal bedroom is particularly impressive, spanning the full width of the property and benefitting from two windows which allow an abundance of natural light to pour in, creating a wonderfully bright and airy feel.

Further enhancing the property is the useful basement level.



BASMENT 182 sq.ft. (16.7 sq.m.) approx.
 GROUND FLOOR 462 sq.ft. (42.7 sq.m.) approx.
 1ST FLOOR 469 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1120sq.ft. (102.4 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The seller, agent and any other person involved in the sale of the property and its purchase do not warrant or guarantee the accuracy of the information provided and no guarantee can be given. Make your own checks.

- Three Bedroom Home
- Stunning New Kitchen With Quartz Worktops
- Amazing Upstairs Shower Room With Marble Floor And Sink
- Re-Fitted Electrics And Heating System
- No Onward Chain
- South Facing Garden
- Two Large Double Bedrooms
- Close To All Amenities Including The Train Station
- Basement For Ample Storage Or Conversion
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