



Keynshambury Road, Cheltenham, GL52 6HB

Guide Price £525,000





## Keynshambury Road

Cheltenham, GL52 6HB

Spacious four-bedroom, three-storey townhouse with flexible living, private garden, integral garage and parking, in a popular area north of Cheltenham town centre. Freehold. Council Tax Band E.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four-Bedroom Townhouse Arranged Over Three Floors
- Bright Sitting / Dining Room With Feature Fireplace
- Modern Fitted Kitchen And Separate Utility Room
- Ground Floor Bedroom With French Doors To The Garden
- Private Enclosed Rear Garden And Integral Garage
- Popular Residential Location North Of Cheltenham Town Centre







A well-proportioned four-bedroom townhouse arranged over three floors, offering flexible and well-balanced accommodation, a private rear garden and an integral garage, positioned within a popular residential area to the north of Cheltenham Town Centre.

**Entrance Hall:** A welcoming entrance with stairs rising to the first floor, access to the ground floor accommodation, and convenient pedestrian access to the integral garage, enhancing the practicality of the layout.

**Bedroom Four:** A versatile ground floor room, ideal as a guest bedroom, home office or snug, with French doors opening directly onto the rear garden, creating an excellent connection between indoor and outdoor space.

**Shower Room:** Fitted with a shower enclosure, wash basin and WC, complemented by tiled walls and a window providing natural light and ventilation.

**Utility Room:** A highly practical space fitted with base units, worktop incorporating a sink, plumbing for appliances and external access, ideal for day-to-day family living.

**First Floor Landing:** A bright and well-proportioned landing with natural light, providing access to the principal living accommodation.

**Sitting / Dining Room:** A generously sized main living space filled with natural light from multiple windows. The room offers clearly defined areas for both seating and dining, centred around a feature fireplace that provides an attractive focal point. Ideal for both everyday living and entertaining.

**Kitchen:** A modern fitted kitchen arranged with a comprehensive range of wall and base units, wood-effect worktops, tiled splashbacks, integrated double oven, hob and extractor, together with ample preparation and storage space.

**Second Floor Landing:** Providing access to the bedroom accommodation and family bathroom.

**Bedroom One:** A spacious principal bedroom enjoying excellent natural light and the benefit of extensive built-in wardrobes, offering superb storage.

**Bedroom Two:** A well-proportioned double bedroom with a pleasant outlook and space for freestanding furniture.

**Bedroom Three:** A comfortable single bedroom, ideal as a child's room, nursery or home office.

**Family Bathroom:** Fitted with a panelled bath with shower over, wash basin, WC, tiled walls and a heated towel rail.

**Garden:** To the rear is a private, enclosed garden, laid mainly to paving with planted borders and seating areas, providing an attractive and low-maintenance outdoor space. The garden is directly accessed from the ground floor via French doors.

**Parking:** To the front, the property benefits from an integral garage offering internal access to the property and off-road parking.

**Additional Information:**

**Tenure:** Freehold

**Council Tax Band:** E

**Estate Charge:** £612 Per Annum

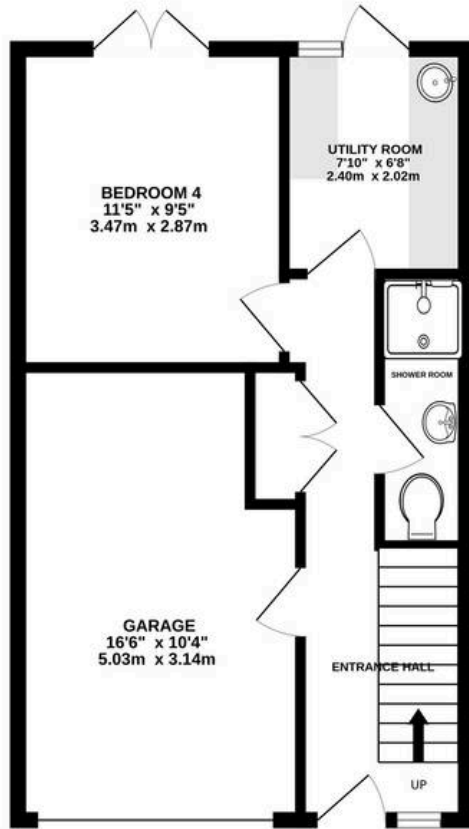
**Location:** Keynshambury Road is well positioned for access to Cheltenham Town Centre, offering a wide range of shops, cafés, restaurants and cultural attractions. The area is well served by local amenities, schools and green spaces, with convenient transport links including Cheltenham Spa railway station and access to the wider road network.

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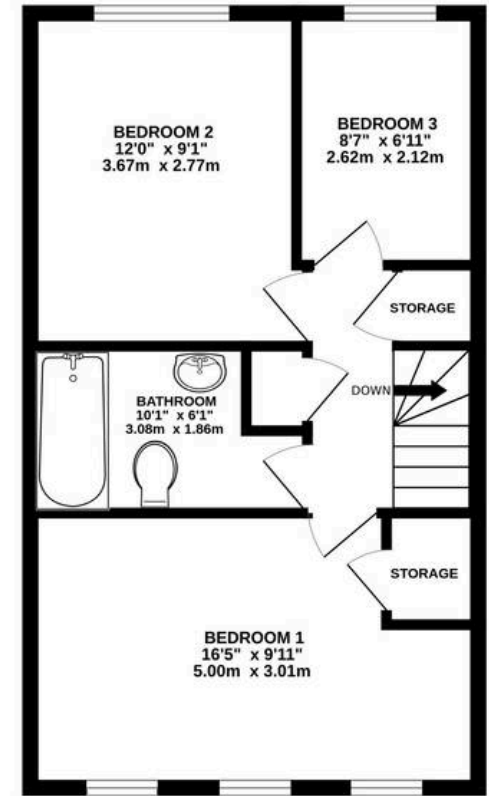
**GROUND FLOOR**  
442 sq.ft. (42.7 sq.m.) approx.



**1ST FLOOR**  
463 sq.ft. (43.0 sq.m.) approx.



**2ND FLOOR**  
462 sq.ft. (42.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1384 sq.ft. (128.5 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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## Cook Residential

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.