



Cotswold Road, Cheltenham, GL52
£288,500

**ADAM
HALLIWELL**
property

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Bedrooms: 3

Bathrooms: 1

Receptions: 1

A substantial three-bedroom semi-detached house offering approximately 1,129 sq ft of accommodation in an established residential area. The property includes a separate living room, a modernised kitchen/dining room, a useful side passage with utility area and WC, off-road parking and a generous enclosed rear garden.

This substantial three-bedroom semi-detached house is situated within an established residential area and provides approximately 1,129 sq ft of practical family accommodation.

The ground floor is approached through an entrance porch opening into the hallway. From here, there is access to a comfortable separate living room, which features a large window overlooking the rear garden and an attractive traditional-style fireplace.

The kitchen/dining room is a particularly useful size and has been refurbished, modernised and refreshed. It is fitted with a good range of contemporary units, work surfaces and integrated cooking appliances, together with ample space for a full-sized dining table.

Alongside the house is a useful enclosed, full-length side passage. This provides additional utility space, a downstairs WC and direct access between the front and rear of the property. There is also a workshop/storage area positioned towards the rear.

Upstairs, the first-floor landing leads to three bedrooms, comprising two well-proportioned double rooms and a good-sized single bedroom. The family bathroom is fitted with a bath with shower over, toilet and wash basin.

Outside, the property has off-road parking to the front. The generous enclosed rear garden is predominantly laid to lawn, with established trees and shrubs, storage space and plenty of room for children, pets and outdoor seating.





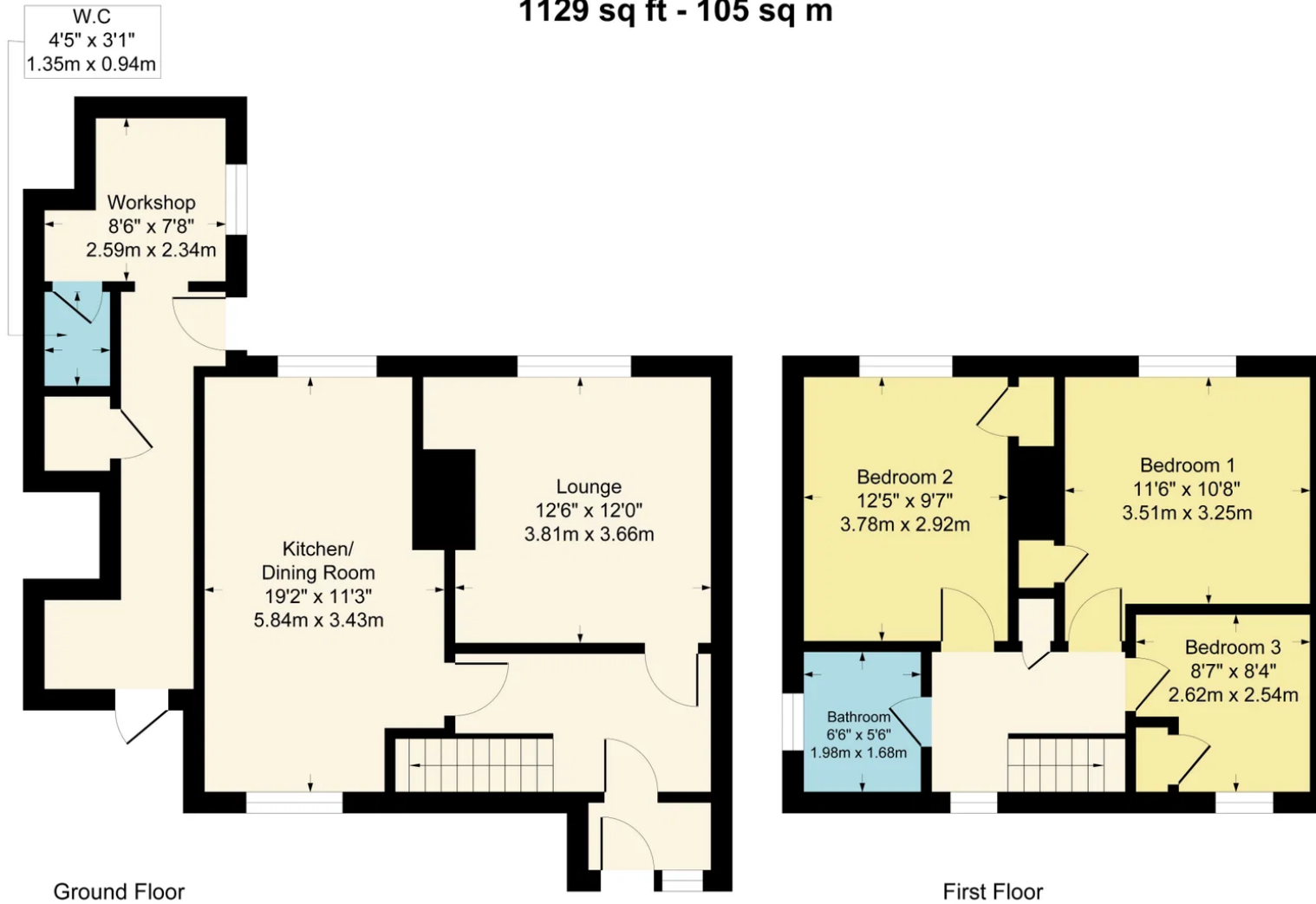
Property Type: Semi Detached House

Overall, this is a substantial and straightforward family home offering well-proportioned accommodation, useful ancillary space and a particularly good-sized garden.

- Substantial three-bedroom semi-detached house
- Established residential location
- Approximately 1,129 sq ft of accommodation (includes outbuilding)
- Comfortable separate living room
- Refurbished and modernised kitchen/dining room
- Two double bedrooms and a good-sized single bedroom
- Bathroom with shower
- Useful full-length side passage with utility area and downstairs WC
- Additional workshop/storage space
- Generous enclosed rear garden and off-road parking



**Approximate Gross Internal Area
1129 sq ft - 105 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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