MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY

Lancaster Court, Well Place,

Cheltenham GL50 2PJ

Guide price £600,000

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Lancaster Court, Well Place,

Cheltenham GL50 2PJ

An exquisite, contemporary three-bedroom mid-terraced townhouse set within an exclusive development of five homes dating back to 1999.

Location:

Nestled just off Well Place in the sought-after area of Lansdown, this charming residence offers a perfect blend of tranquillity and convenience. Residents enjoy close proximity to the vibrant amenities of Montpellier and the Town Centre, both just moments away. The property also benefits from excellent transport links, with easy access to the M5 and A46, making it an ideal choice for commuters.

Full Description:

Upon entering, you are welcomed by a delightful porch area, complete with a practical storage cupboard, leading into a spacious hallway. This provides direct access to the integral garage and a modern, well-appointed kitchen and breakfast room. The kitchen, featuring a breakfast bar, opens seamlessly through patio doors to a private, south-facing garden. Additionally, a guest WC is conveniently located on the ground floor.

Ascending to the first floor, you will discover a generous sitting room bathed in natural light from three expansive windows, enhanced by elegant laminate flooring. A comfortable double bedroom is situated at the rear, offering a peaceful retreat.

The second floor accommodates two further double bedrooms, each thoughtfully designed with built-in storage. The family bathroom is luxuriously appointed, featuring both a separate shower and a bathtub.

Externally:

The property boasts a charming south-facing patio garden, an integral garage, and a dedicated parking space in front of the garage.

Currently tenanted and maintained in good condition, this home epitomises modern living in a prime location.

Further Information:

Tenure: Freehold

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

Local authority: Cheltenham Borough Council. Tel. 01242 262626

Council tax band: E

Viewings to be strictly undertaken via Morgan Associates.

VIEWINGS FROM 11TH JULY.

Floor Plan

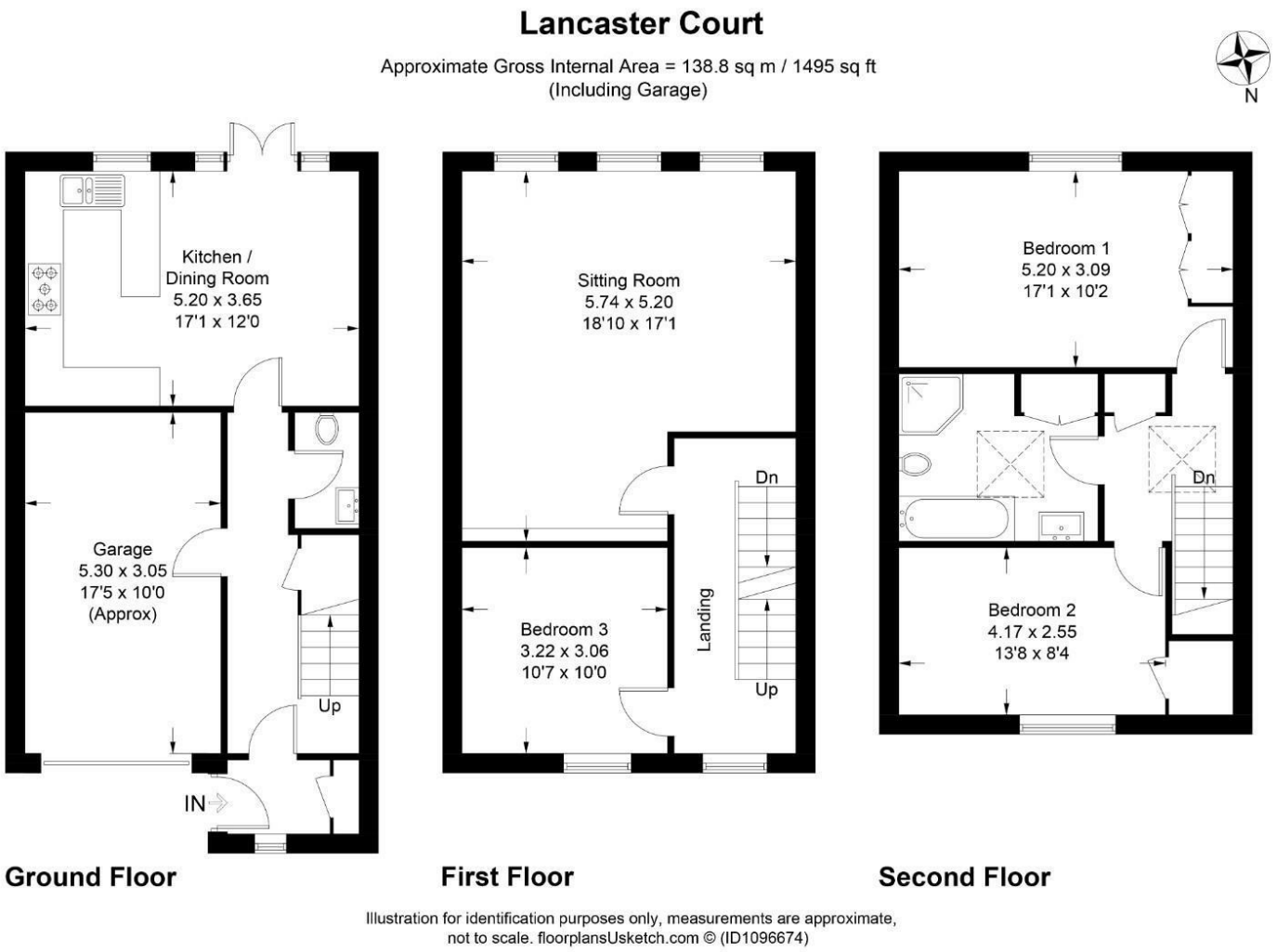
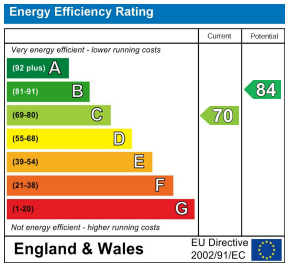
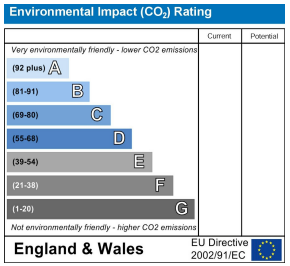


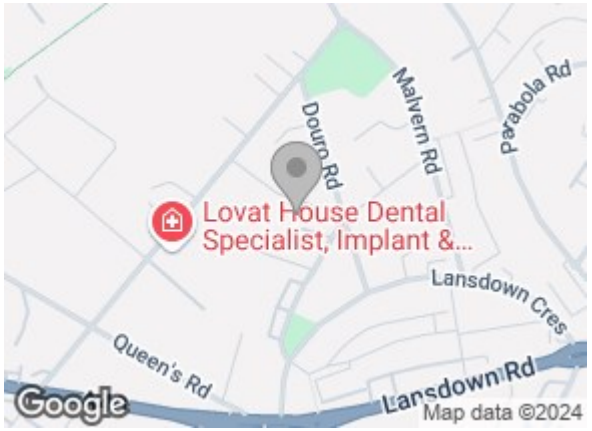
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1096674)

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.

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