MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY

Sandford Mill Road,

Cheltenham GL53 7QH

Guide price £775,000

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Sandford Mill Road,

Cheltenham GL53 7QH

A well-presented Victorian bay-fronted semi-detached home, situated on a quiet residential street in Cheltenham Town Centre. This charming property boasts approximately 1,950 square feet of accommodation, arranged over three floors.

Full Description:

A well-presented Victorian bay-fronted semi-detached home, situated on a quiet residential street in Cheltenham Town Centre. This charming property boasts approximately 1,950 square feet of accommodation, arranged over three floors.

The ground floor comprises a spacious and elegant living room, which originally would have been two separate rooms. It features high ceilings, coving, two feature fireplaces, exposed wooden floors, bay-fronted sash windows, and a door leading to the garden. The open plan kitchen/dining room is perfect for modern living, equipped with a range cooker, a peninsula, a variety of units, patio doors to the garden, and a Velux window. Additionally, there is a convenient downstairs WC.

The first floor offers a luxurious master bedroom with built-in wardrobes, a bay-fronted sash window, and a modern en-suite shower room. There is also a further double bedroom and a single bedroom, both overlooking the rear of the property. A contemporary bathroom with a shower over the bath completes this floor.

The second floor consists of a spacious double bedroom with an en-suite shower room, vaulted ceilings, and Velux windows, providing a delightful retreat.

Externally, the property benefits from gravelled driveway parking for two cars, side gate pedestrian access to the rear garden, and a beautifully landscaped rear garden. The garden features a raised patio area and a lawn bordered with hedges and fencing, offering a perfect space for outdoor relaxation and entertainment.

Location:

Sandford Mill Road is centrally and conveniently positioned just off the London Road, within walking distance to Cheltenham Town Centre and next to Cox's Meadow. A short stroll away is Montpellier, one of Cheltenham's most fashionable and popular locations, renowned for its vibrant café culture and festival atmosphere. The area boasts exceptional local schools, including world-renowned boarding schools such as The Cheltenham Ladies' College, Dean Close, and Cheltenham College. Communication links are excellent, with easy access to the M5, A40, and A435, and Cheltenham Spa train station is within walking distance. The property is also conveniently positioned next to Cheltenham General Hospital.

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

Floor Plan

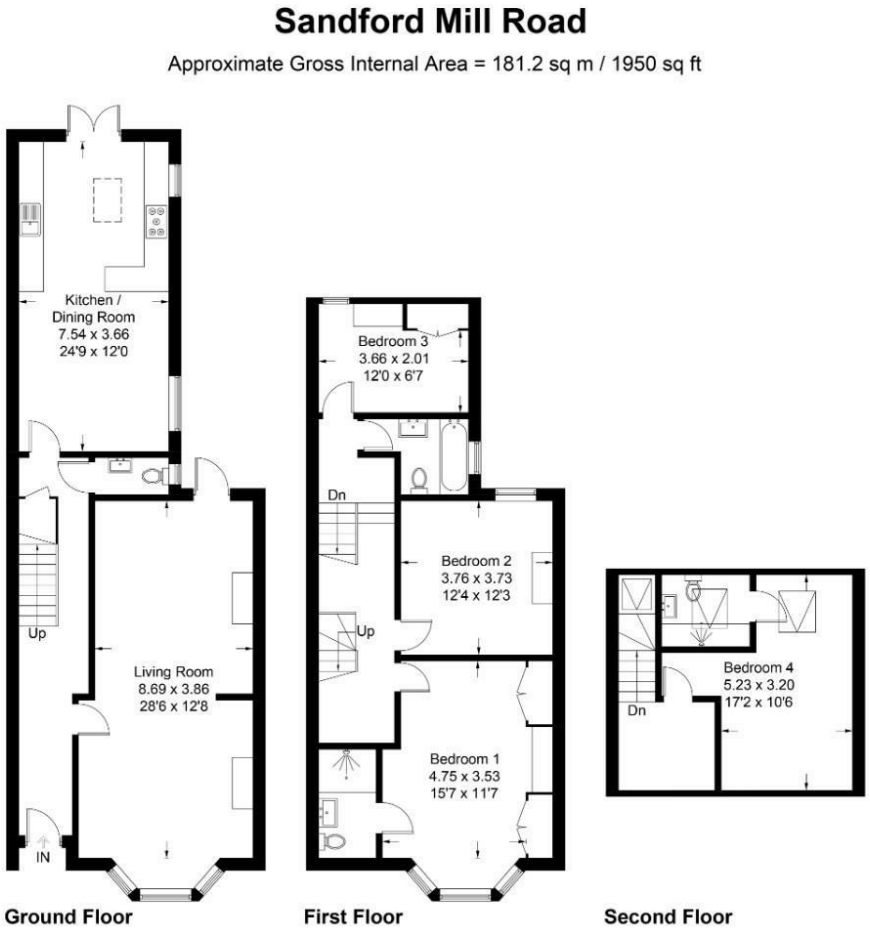
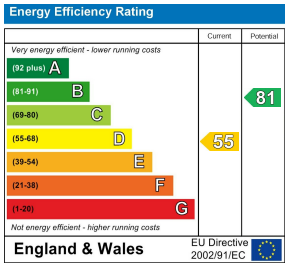
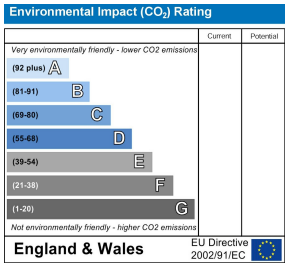


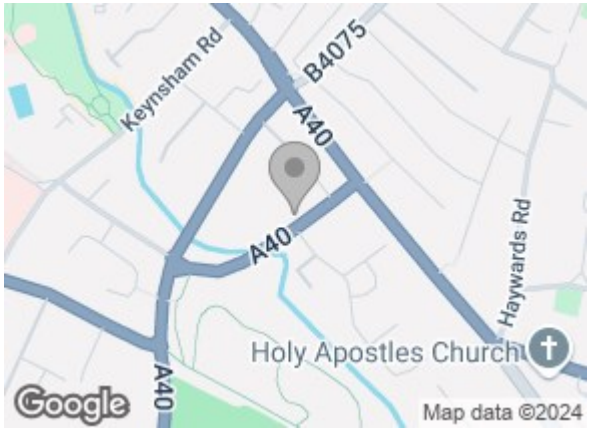
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1087124)

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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