



44 GLOUCESTER ROAD
Cheltenham | Gloucestershire | GL51 8PA

HUGHES **HS** SEALEY

Welcome to... 44 GLOUCESTER ROAD

Welcome to Number 44, Gloucester Road, a two-double bedroom mid-terrace home that has undergone extensive refurbishment. Today, we present a home that has been finished to a high standard and, as such, is ready to move into and enjoy. Add in that the home enjoys a good-sized, enclosed rear garden and permits parking to the front of the home, and you begin to understand why viewings are highly recommended.

Centrally located, the home provides convenient access to local amenities, parks, schools and transportation options. Cheltenham's vibrant town centre, known for its shopping, dining and cultural offerings, is also just a stone's throw away whilst directly opposite is a primary school which is rated "Ofsted Outstanding" and the train station is only 2.3 miles away, perfect for those that need to commute.

Returning to the property, the home features a welcoming entrance hall, which in turn gives access to all ground-floor rooms, while stairs rise and fall, giving access to both the first floor and basement level.

The property benefits from two reception rooms, one of which is the living room located at the front of the property, while the dining room enjoys views over the garden. To the rear of the home is the recently fitted kitchen/breakfast room. Here there is a wealth of units, which sit alongside a host of integrated appliances, while a glazed door gives access to the rear garden.

On the upper floor are two spacious bedrooms, both enjoying plenty of natural light. The upstairs is completed by a wonderful, four-piece family bathroom featuring a large bath and double walk-in shower.

On the lower floor is a basement, which features light, power and a reasonable head height.

Externally to the front, the property benefits from permit parking, while to the rear is an enclosed rear garden,

which to the head of is a workshop and summerhouse, which could also be used as a home office as the building is fully insulated, wired and pipe work has been laid to allow an Ethernet cable to be directly connected.

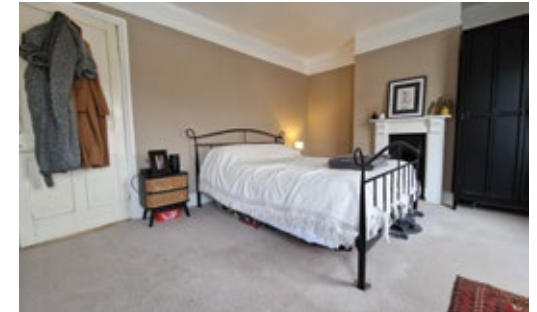
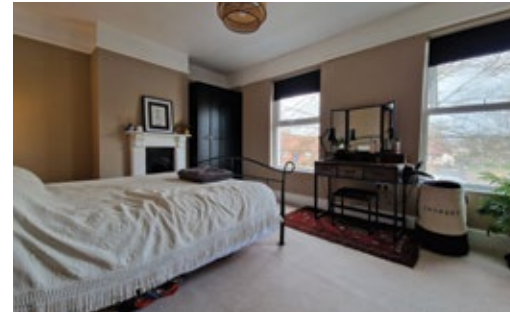
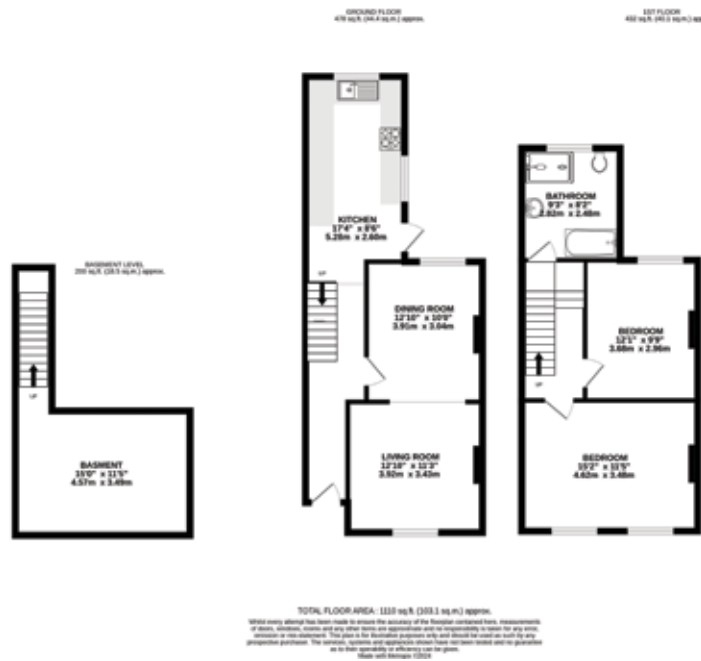
Externally to the front, the property benefits from permit parking, while to the rear is an enclosed rear garden, which to the head of is a summerhouse and workshop.

- A lovely two double bedroom mid terraced home recently refurbished throughout
- Centrally located within Cheltenham, the home is an ideal first time purchase or investment property
- Within walking distance of local amenities to include school, gym, supermarket and train station
- Internally, having been refurbished, the home is ready to move into and enjoy
- Two formal receptions being the living and dining room. Living room with feature fireplace
- Modern fitted kitchen enjoying a wealth of units and giving access to rear garden
- Two double bedrooms to the upper level. Main bedroom located to the front of the house
- Upstairs completed by super four-piece family bathroom
- Externally to the rear is an enclosed garden with summerhouse to the head of the garden
- To the front, the property benefits from permit parking

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL51 8PA. Upon arrival, the property can be identified by our For Sale sign.





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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