



5 Keynshambury Road, Cheltenham Gloucestershire GL52 6HB

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Beautifully presented three/four-bedroom townhouse arranged over three spacious floors, tucked away within an exclusive private cul-de-sac in the heart of Cheltenham. Offering bright, light and airy accommodation with a garage, conservatory and low-maintenance courtyard garden, all within easy walking distance of the town centre.











Nestled within an exclusive private development of similar homes, this beautifully presented three/four-bedroom townhouse offers generous, versatile accommodation arranged over three floors, combining modern living with a peaceful setting just moments from the heart of Cheltenham.

Positioned within a quiet cul-de-sac, the property enjoys a remarkably tranquil environment despite its central location, making it an ideal choice for professionals, families or those seeking a low-maintenance town residence.

The ground floor welcomes you with an entrance hall leading to a modern shower room, a versatile snug/family room or occasional fourth bedroom with parquet flooring, and a useful utility room. A bright conservatory overlooks the private courtyard garden, creating an excellent additional reception space.

On the first floor, the stylish kitchen/breakfast room is fitted with a comprehensive range of contemporary units, granite worktop, and a double oven and hob. To the rear, the spacious sitting room is flooded with natural light from two tall windows and enjoys attractive oak flooring.

The second floor provides three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes and excellent storage. A beautifully refitted family bathroom completes the accommodation, featuring a contemporary white suite with shower over the bath and quality fitted storage.

Outside, the enclosed rear courtyard garden offers a private, low-maintenance space with paved seating area, established flower and shrub borders, outside power and water supply, together with rear pedestrian access.

The integral garage benefits from a motorised up and over door, power and lighting.

The property features double glazed windows and doors, gas fired central heating to radiators and wood and tiled flooring.

Offering flexible accommodation, excellent storage and an enviable central yet peaceful location, this superb townhouse presents a rare opportunity to enjoy modern town living within easy reach of Cheltenham's boutiques, restaurants, parks and transport links.

General

Services: All mains service are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band E

Parking: On drive and garage.

PLEASE NOTE: The property forms part of a private development. A £612 annual amenity charge is made for the upkeep and maintenance of the communal grounds.







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 Approximate Gross Internal Area 1505 sq ft / 139.8 sq m (including garage)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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