



1 Great Western Road, Cheltenham, Gloucestershire GL50 3QP

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A spacious end-terrace property in a highly convenient central location, offering generous accommodation across two floors. Featuring four bedrooms, multiple reception rooms, and a private rear garden, this chain-free home presents an excellent opportunity for investment or family living.





Situated in a sought-after central location, this substantial end-terraced house offers versatile and generously proportioned accommodation arranged over two floors. Previously utilised as a rental investment, the property also presents an ideal opportunity for those seeking a spacious family home with scope for further improvement.

The ground floor comprises a entrance hall, a convenient cloakroom, three well-sized reception rooms providing flexible living and dining space, and a fitted kitchen. To the first floor, a split-level landing leads to four bedrooms, a family bathroom, and an additional separate shower, catering well to larger households.

Externally, the property benefits from an enclosed rear garden measuring approximately 33ft by 13ft, along with a useful outside store. To the front, there is a full-width cellar, currently unconverted, providing further potential (please note restricted head height of approximately 5ft 6in).

While the property would benefit from modernisation, it already includes gas-fired central heating and uPVC double glazing, making it a solid foundation for refurbishment. Offered to the market chain-free, this property represents a fantastic opportunity for buyers looking to add value in a prime location.



General

Tenure: Freehold

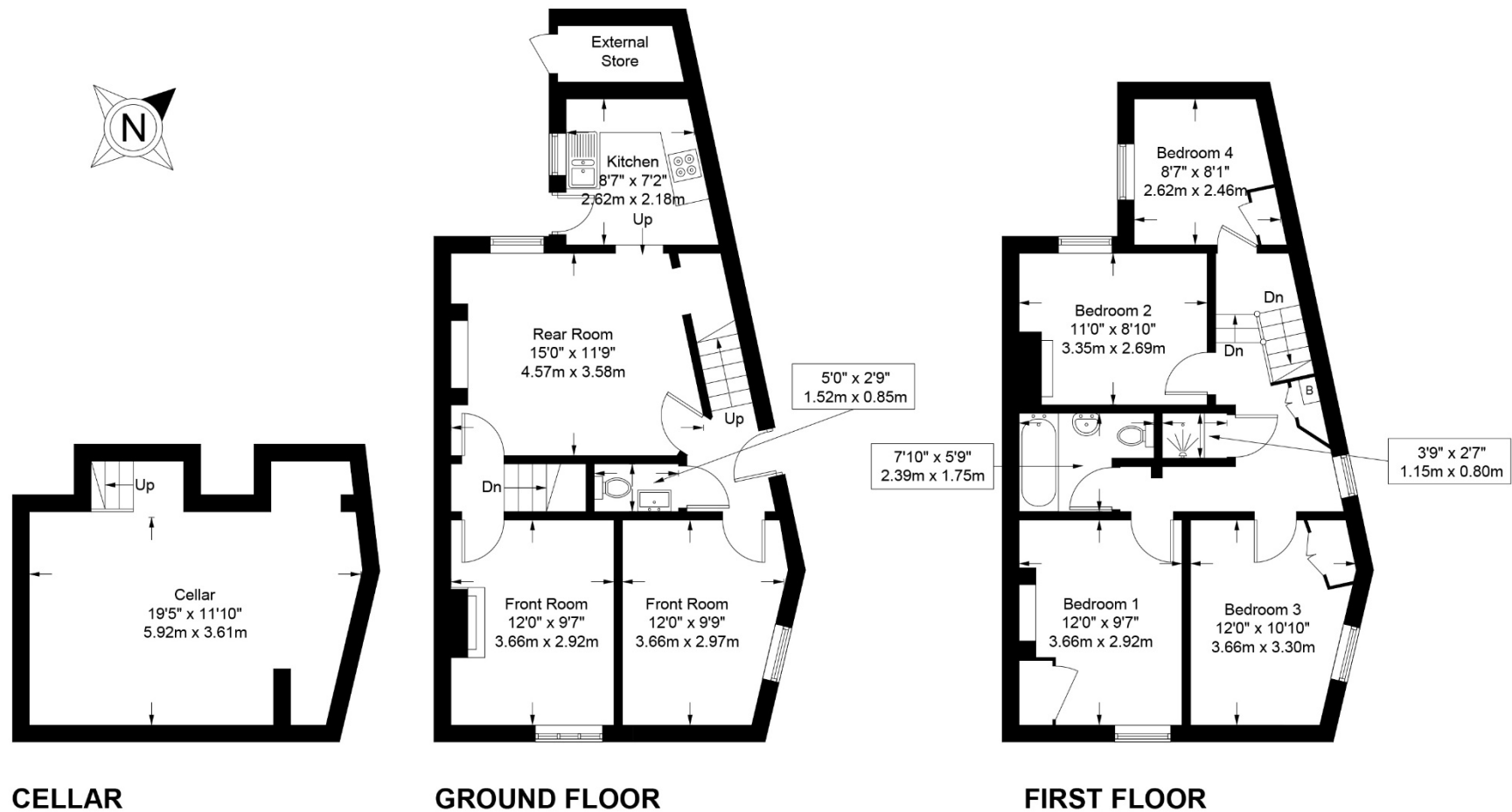
Services: All mains services are believed to be connected

Local Authority: Cheltenham Borough Council

Council Tax: Band B

EPC: D (62-86)

Parking: On street permit parking



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 Approximate Gross Internal Area 1141 sq ft / 106.0 sq m (Cellar 267 sq ft / 24.8 sq m)

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. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.



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