

# Gloucester Place

Cheltenham Gloucestershire GL52 2RN





## Gloucester Place, Cheltenham, Gloucestershire, GL52 2RN

A three bedroom town house on this prestigious gated development in the heart of Cheltenham Town Centre. The property comprises: - Spacious Entrance hall, a large kitchen / dining room with oven, hob, fridge/ freezer, dishwasher and patio doors out to the garden. A study/home office and a downstairs wc complete the ground floor. To the first floor there is a spacious living room, small single bedroom and family bathroom and to the second floor a Master bedroom with balcony and access to a jack and jill shower room and a second double bedroom. The property further benefits from an enclosed rear garden, off road parking, gas central heating and is available with no onward chain.

Modern Townhouse on Crest Nicholson Development • Three Bedrooms • First Floor Living Room • Kitchen/Diner • Study/Home Office • Jack and Jill Shower Room on 2nd Floor • Enclosed Rear Garden • Off Road Parking • •





### **HALLWAY**

Door with double glazed window above to front. Stairs rising to first floor. Cupboard housing meters. Radiator. Thermostat. Smoke alarm.

### **KITCHEN/DINER**

16' 8" x 11' 3" (5.08m x 3.43m) Double glazed sash window and double glazed french doors to rear. Radiator. Under stairs storage cupboard. Kitchen area comprises :- a range of wall and base units with roll edge work surface over. Integral fridge / freezer, dishwasher, double oven, gas hob and extractor. Space for washing machine. Ceiling spotlights.

### **STUDY**

9' 4" x 8' 9" (2.84m x 2.67m) Double glazed sash window to front. Radiator.

### **WC**

Modern white suite comprising: - low level WC and wash hand basin. Partially tiled walls. Radiator.

### **LANDING**

Stairs rising to second floor. Smoke alarm.

### **LIVING ROOM**

16' 8" x 13' 7" (5.08m x 4.14m) Two double glazed sash windows to front. Two radiators. Media point.

### **BEDROOM 3**

10' 1" x 5' 9" (3.07m x 1.75m) Double glazed sash window to rear. Radiator.



### **BATHROOM**

Modern white suite comprising: - Bath with shower over. Partially tiled walls. Ceiling spotlights. Extractor.

### **SECOND FLOOR LANDING**

Double glazed velux style roof window. Airing cupboard housing hot water tank. Smoke alarm.

### **BEDROOM 1**

10' 4" x 8' 9" (3.15m x 2.67m) Double glazed french doors leading out to the balcony. Radiator. Television point. Door to Jack & Jill bathroom.

### **BEDROOM 2**

11' 9" x 9' 7" max (3.58m x 2.92m) Double glazed sash window to front. Radiator. Television point. Built in double wardrobe. Door to Jack & Jill Bathroom.

### **BATHROOM**

Double glazed obscure window to front. Wash hand basin, low level WC and shower cubicle. Heated towel rail. Extractor. Ceiling spotlights.

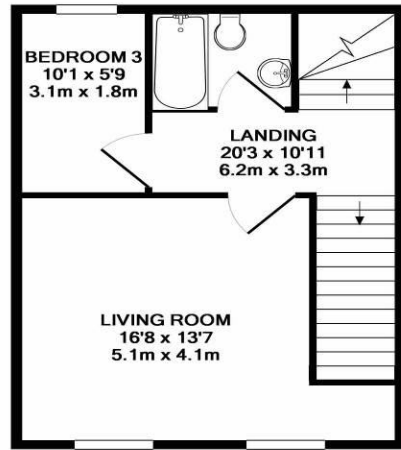
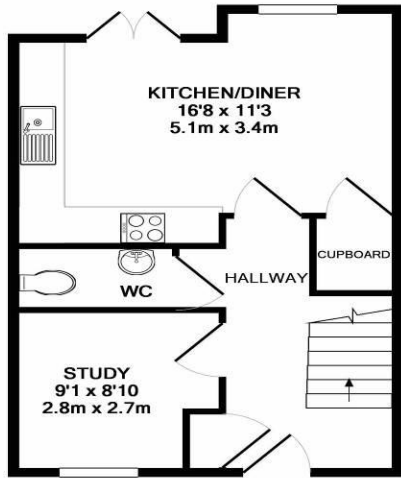
### **GARDEN**

Enclosed rear garden with gated access. Laid to a mix of patio and stone.

### **PARKING**

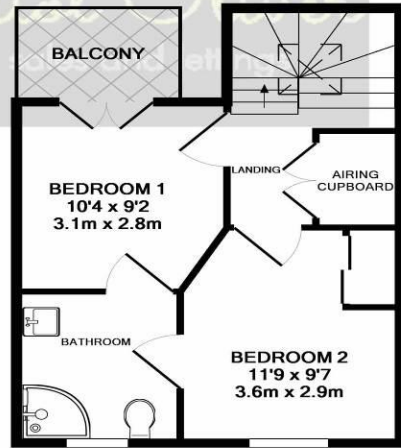
Driveway with parking for one vehicle.





GROUND FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)

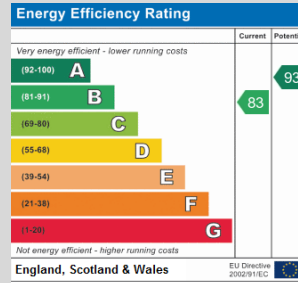


2ND FLOOR  
APPROX. FLOOR  
AREA 348 SQ.FT.  
(32.3 SQ.M.)

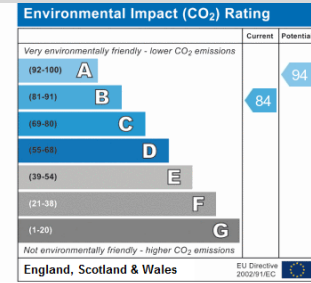
TOTAL APPROX. FLOOR AREA 1149 SQ.FT. (106.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements