



19 Peacock Close, Cheltenham, GL51 0XH

£260,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

A beautifully presented two-bedroom home, ideally positioned within a quiet cul-de-sac in Cheltenham, offering modern living, a landscaped garden and separate garage.

This attractive property offers well-proportioned accommodation arranged over two floors, making an ideal home for first-time buyers, couples or those looking for a manageable property in a desirable residential setting.

The property is approached via an entrance hall, leading into the spacious living room which forms the heart of the home. The living room benefits from a sunroom adjoining the rear, creating a bright and versatile additional space with views over the garden and direct access outside.

To the front of the property is a modern fitted kitchen, thoughtfully positioned away from the main living space and offering a practical range of contemporary units and work surfaces.

Upstairs, there are two well-proportioned bedrooms, both boasting built in wardrobes, together with a modern bathroom, making the property an excellent choice for first-time buyers, couples or those looking to downsize.

Outside, the property enjoys a beautifully landscaped rear garden, providing a pleasant and low-maintenance space for relaxing and entertaining. The driveway to the front of the property provides two off road parking spaces, with a separate garage around the corner with a further parking space in front of.

Situated within a quiet cul-de-sac, this lovely home combines a peaceful residential setting with easy access to Cheltenham's wide range of shops, amenities, schools, transport links, and to GCHQ.

Agents Note.
Freehold
EPC Rating: C71
Cheltenham Council Tax Band: B
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk: Very Low

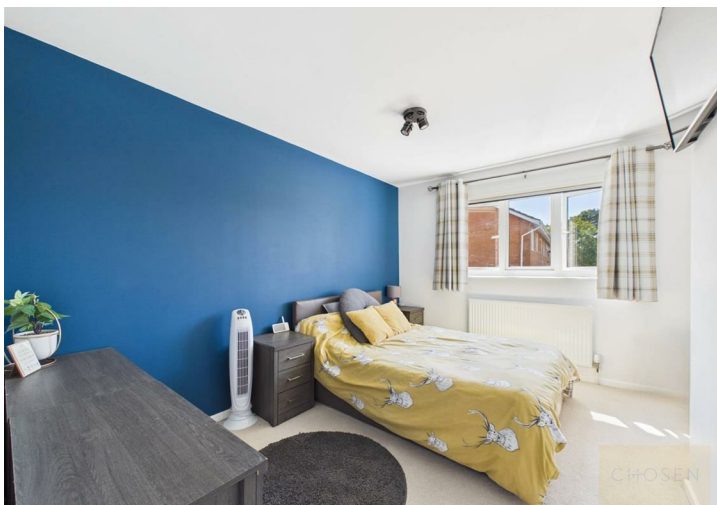
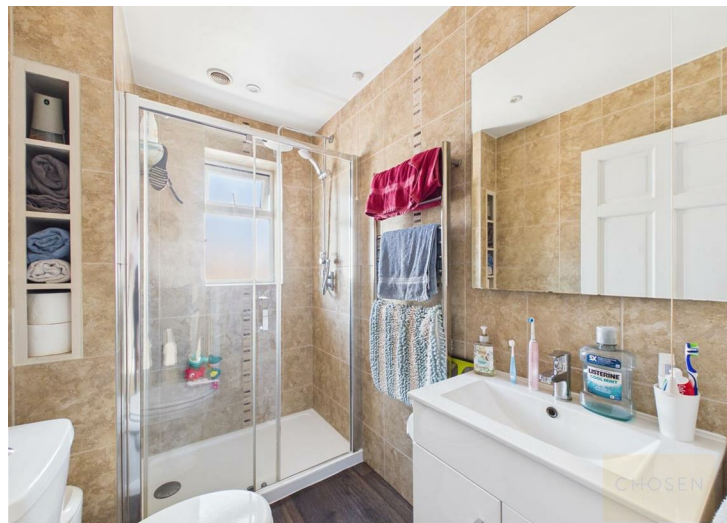
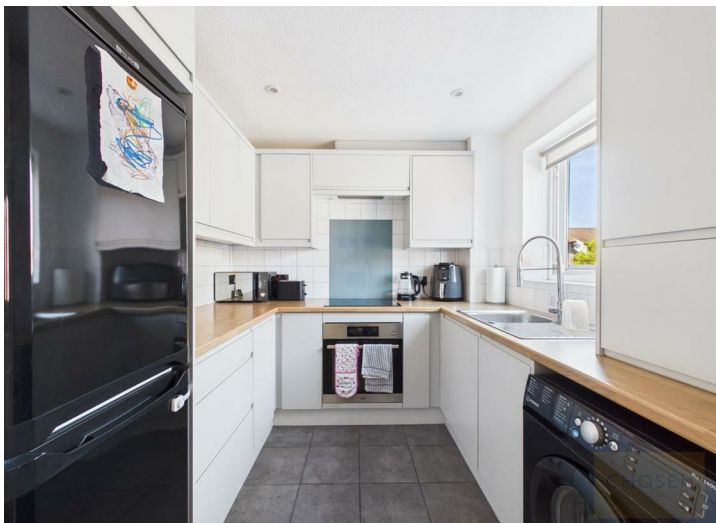
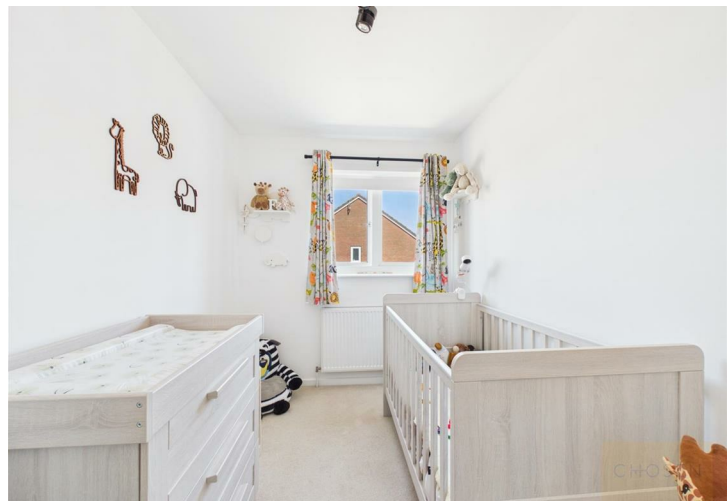
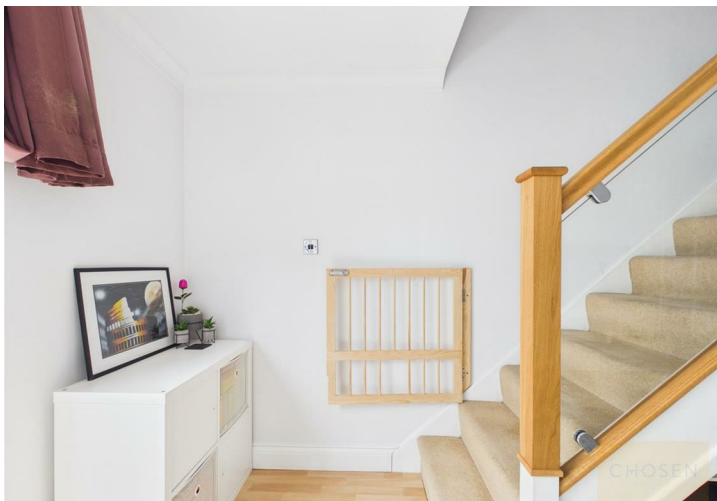
Broadband

Basic: 1 Mbps
Superfast: 170 Mbps
Ultrafast: 5500 Mbps

- Perfect First Time Purchase
- Private, Enclosed Rear Garden
- Quiet Cul-De-Sac Position
- EPC Rating: C71
- Three Off Road Parking Spaces And A Garage
- Walking Distance To GCHQ
- Modern Kitchen
- Council Tax Band: B

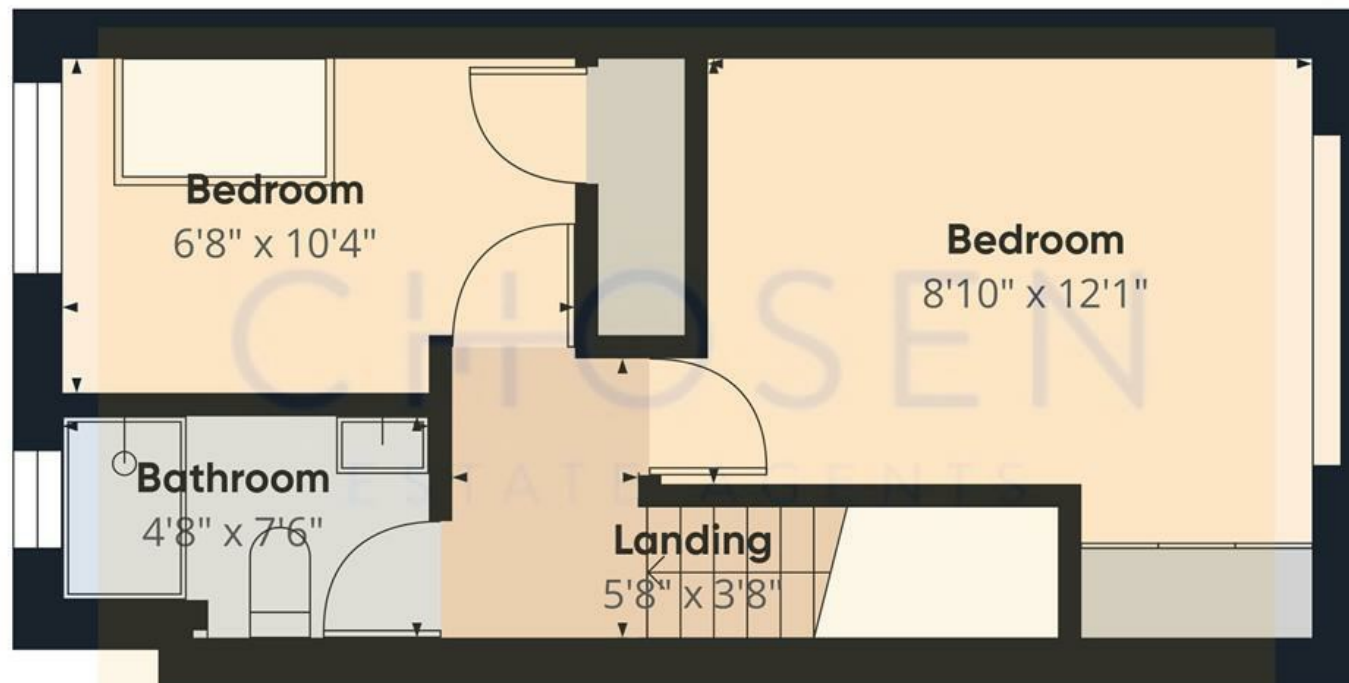
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Floor 0



Floor 1

Approximate total area⁽¹⁾

616 ft²

Reduced headroom

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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