

23 Camberwell Road, Cheltenham, GL51 0XN

£250,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated within a convenient location in Cheltenham, within close proximity to GCHQ, this two bedroom end of terrace home offers an excellent opportunity for first time buyers looking to get onto the property ladder. With well proportioned accommodation, a separate dining room and a private, low maintenance rear garden, the property offers a practical layout with plenty of potential to make it your own.

Upon entering the property, you are welcomed into a small entrance hallway which leads through to the living room. This is a comfortable and inviting space with plenty of room for everyday living. To the rear, the kitchen offers a practical layout, whilst a partial garage conversion has created a separate dining room, providing a fantastic additional reception space which could equally lend itself to a home office or playroom depending on individual requirements.

Upstairs, the first floor offers two bedrooms, including a generously sized main bedroom, alongside a second bedroom which would be ideal for a child, guest room or home office. Both bedrooms are served by the family bathroom, completing the accommodation.

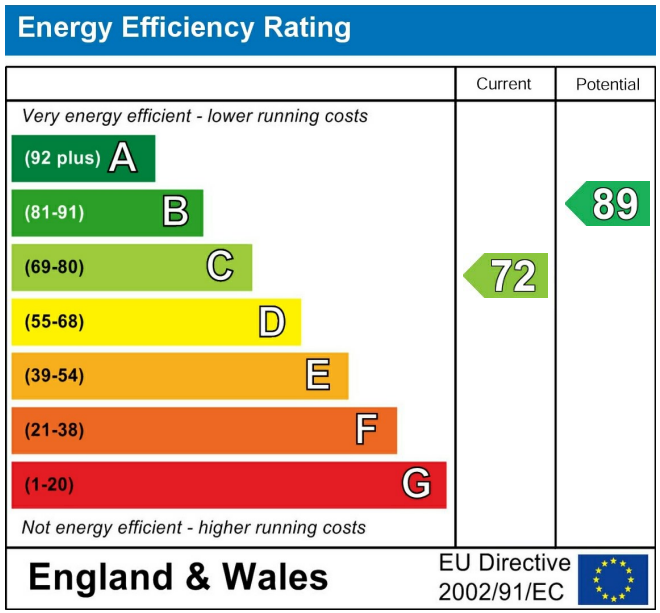
Outside, the property benefits from a private rear garden which has been designed with low maintenance in mind, offering a pleasant space to sit and relax without the upkeep of a larger garden.

The location is another real advantage, particularly for those working at GCHQ or commuting into Cheltenham and the surrounding areas. A range of local amenities, shops and everyday conveniences are also within easy reach.

Overall, this is a fantastic opportunity for first time buyers, young professionals or those looking to downsize, offering a versatile home in a convenient Cheltenham location.

Agents Note
Freehold
EPC Rating: C72
Cheltenham Council Tax Band: B
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

- Two Bedroom End of Terrace Home
- Ideal for First Time Buyers
- Convenient Location Close to GCHQ
- Separate Dining Room
- Private and Low Maintenance Rear Garden
- Excellent Access to Local Amenities and Transport Links
- EPC Rating - C72
- Council Tax Band - B



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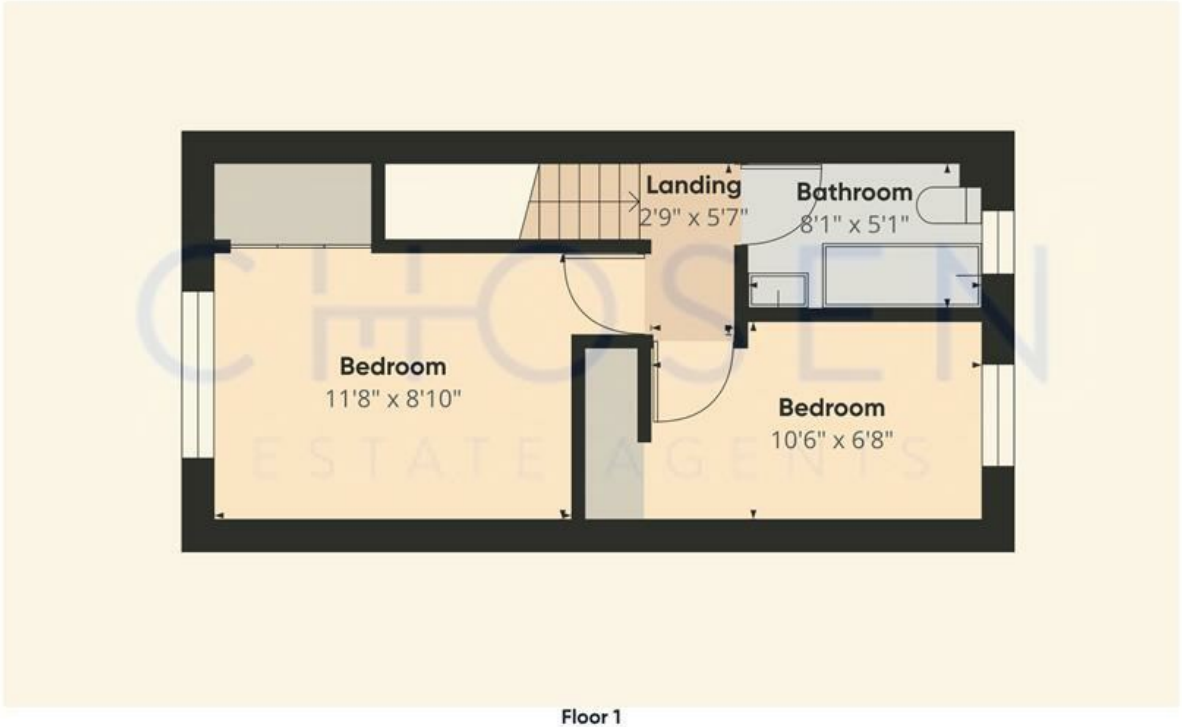








Floor 0



Floor 1

W N S E

Approximate total area(1)

639 ft²

Reduced headroom

9 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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