



**5 Steeplechase Close, Cheltenham GL50 3EN**

**£475,000**





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• Excellent location • Three double bedrooms • En-suite to master bedroom • Low maintenance garden • Driveway and garage • Balcony off living room • Modern Kitchen/Diner with direct garden access • Close to local amenities • Cheltenham Borough Council Tax Band E - £2,745.75 (2025/2026) • EPC rating B85



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£475,000**

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### Accommodation

On the ground floor is a spacious entrance hall with storage cupboard and cloakroom with a low-level flush WC and wash hand basin. To the rear of the ground floor is a large and bright open-plan kitchen/dining room overlooking the rear garden. The kitchen is well fitted with a range of work surfaces with cupboards and drawers under, wall cupboards, integrated dishwasher and fridge/freezer, space and plumbing for an automatic washing machine, gas hob with extractor over and electric high-level oven and microwave, stainless steel sink with mixer tap, window and double doors to the rear garden. The large master bedroom with en-suite shower room is found on the first floor and benefits from fitted wardrobes and drawers. The generously sized en-suite has a corner shower cubicle, low-level flush WC and pedestal wash hand basin. The lounge is also on this floor and benefits from double doors out to a charming balcony overlooking the front of the development. On the top floor are two further large double bedrooms and a family bathroom, one bedroom has fitted wardrobes and drawers and overlooks the rear aspect and the other overlooks the front aspect and again has fitted wardrobes. The family bathroom has a panelled bath with rainfall shower over and glazed shower screen, a low-level flush WC and pedestal wash hand basin. The development and property have been thoughtfully laid out to offer flexible living space and an abundance of storage, a garage as well as private off-street parking. A close community has been created with events organised by the residents further enhancing the social lifestyle on offer.

### Outside

To the front of the property is off-road parking and access to the integral garage (5.99m x 2.69m) with an up-and-over door, power, and light. There is also a small area of lawn and gated side access to the rear garden. The landscaped rear garden is attractively laid to paved patio and gravel with a useful bin store and timber fencing to boundaries. There is also visitor parking available.

### Location

Approximately half a mile from the Promenade and equidistant from the Cheltenham Spa railway station, the property is well located for all the local amenities. Education is well catered for, and there are excellent sporting facilities in and around the town. Cheltenham plays host to annual festivals including music, literature, and jazz; the town is equally famous for horse racing with regular meetings as well as the famous Gold Cup. There are excellent transport links with easy access to the M5, and there are regular train services to London Paddington, which can be reached in just over two hours.

### Material Information

Tenure: Freehold.

Council Tax Band: Tax Band E

Local Authority and Rates: Cheltenham Borough Council £2,745.75 (2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

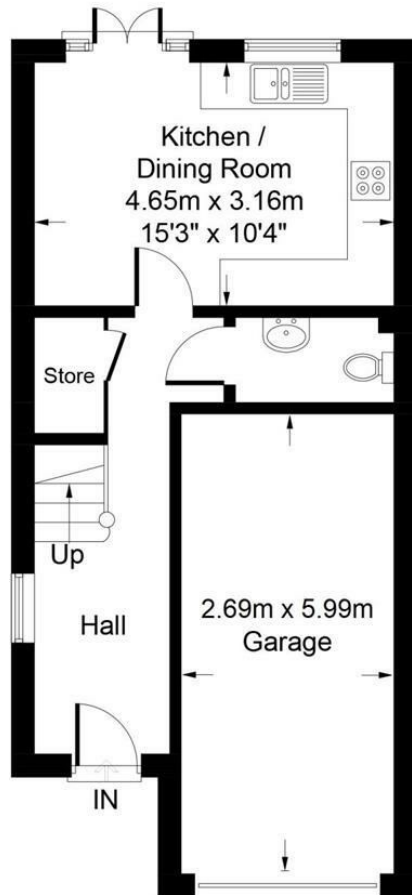
Heating: Mains

Broadband speed: Standard 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.

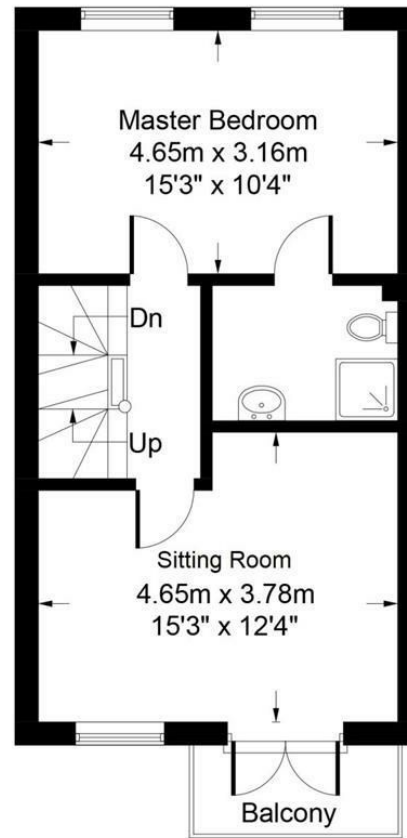
Mobile phone coverage: EE (Limited) O2 (Likely) Vodafone (Limited) and Three (Limited)



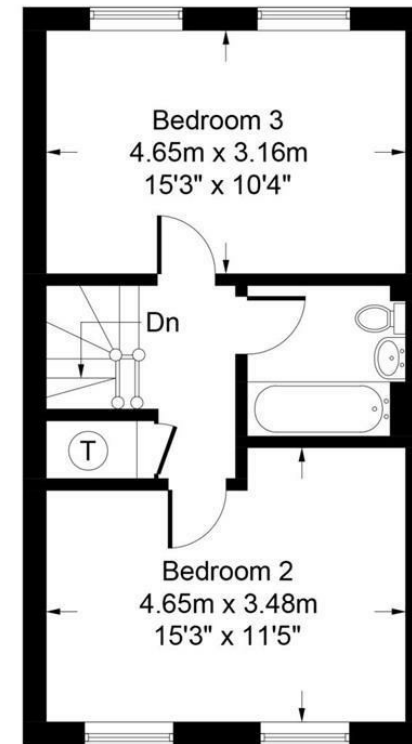
Approximate Gross Internal Area = 111 sq m / 1195 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company (ID582264)  
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

