

# BRAMCOTE, 11 COLLEGE ROAD

ST. LUKE'S, CHELTENHAM, GLOUCESTERSHIRE, GL53 7HY





## BRAMCOTE, 11 COLLEGE ROAD

A thoughtfully extended and renovated semi-detached house in an enviable location with off road parking, three double bedrooms, two bath/shower rooms and a wonderfully private west facing rear garden. The principal accommodation is arranged over two floors and further benefits from a home office.

Situated in this incredibly popular location just around the corner from St. Luke's Church, this beautifully extended and renovated semi-detached villa is approached via a couple of steps up to a recessed porch and an imposing front door. A wide reception hall leads to a spacious living room with a charming bay window and feature fireplace. The ground floor also offers an open-plan kitchen/dining room to the rear of the house with bi-folding doors opening into the garden. There is also a utility room and cloakroom. The first floor plays host to three well-proportioned double bedrooms. The principal bedroom has an en-suite shower room, whilst the remaining two bedrooms share a generous contemporary bathroom with freestanding bath and plenty of natural light. The lower ground floor has historically been converted to provide an excellent home office, a cloakroom/storage cupboard and a sauna. Outside and to the rear of the property is a surprisingly private west facing town garden affording a garden store and pedestrian side access to the front of the house where the gravel driveway for 2/3 cars may be found.







### SITUATION

College Road is located just a short walk from Bath Road, Montpellier and the High Street. The A40 for access to London and Oxford is just around the corner whilst the property is some 4 miles to J.11 of the M5. A short stroll from the property are beautiful parks, theatres, wine bars, public houses, restaurants, cafes and the architecturally inspiring Promenade. Cheltenham is a superb place for shopping with a fine range of high street shops, specialist boutiques, cafes and restaurants. Education is also very well catered for and there are many excellent sporting facilities around the town.

### GENERAL INFORMATION

Services:  
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:  
Cheltenham Borough Council: 01242 262626.  
Council Tax Band (F) - £2,824.64 pa. (2022/2023).

### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Area = 163.5 sq m / 1760 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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