BRAMCOTE, 11 COLLEGE ROAD

St. Luke's, Cheltenham, Gloucestershire, GL537HY





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A thoughtfully extended and renovated semidetached 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 to the property. 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 Council Tax Band (F) - £2,824.64 pa. (2022/2023). 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

Local Authority:

Cheltenham Borough Council: 01242 262626.

VIEWINGS

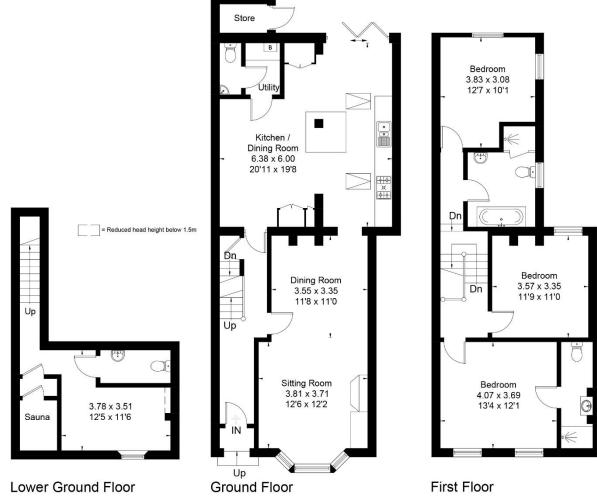
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.





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) fourwalls-group.com 300139