



2 Manse Gardens, Cheltenham, Gloucestershire



A spacious family home sitting in a convenient location close to major links and Dean Close School.

Description

Manse Gardens is a quiet cul-de-sac of just four family homes located in this popular part of Cheltenham. The house has flexible and well-proportioned accommodation with over 2,300 sq. ft. The house features a welcoming reception hall which leads of a modern open-plan kitchen breakfast room and multiple reception rooms to include a playroom, sitting room and study/formal dining room. The kitchen has been finished to a high standard with bespoke floor and wall mounted units and access to a utility room. A cloakroom completes the ground floor.

Upstairs, there are five bedrooms in total and two family bathrooms. There is built in storage to two of the bedrooms and above a spacious loft with ample room for additional storage needs.

Outside, the garden is mostly laid to lawn with a rear patio terrace and access to a shed to the side of the house. To the front is a driveway with ample parking for around three cars.



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Location

Manse Gardens is a popular location for central Cheltenham and is well catered for by good quality Schooling to include Bournside and Dean Close. Cheltenham also has a wider choice of Schools to include Cheltenham College and Cheltenham Ladies. The house sits close to Montpellier and the Suffolks whilst also offering ease of access to get to the train station on the Queens Road just a mile away. Cheltenham is renowned for it's mix of festivals to include jazz, food, literature and the Gold Cup.

Property Information

Services All mains services are connected to the property.

Local Authority & Council Tax Band Cheltenham Borough Council 01242 262626

Tax Band F

Tenure Freehold

Guide Price £895,000





Approximate Gross Internal Floor Area

Main House: 218.6 sq.m / 2,353 sq.ft

Total Area: 231.2 sq.m / 2,488 sq.ft (Incl. Shed)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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