



St Marks

 Nick
GRIFFITHS
ESTATE AGENTS

St Marks

Church Road, St Marks, Cheltenham, GL51 7AN

£475,000 Freehold

A beautifully presented 4 bedroom, contemporary town home with parking and a pretty landscaped garden, situated close to excellent communications.

BEAUTIFULLY PRESENTED FAMILY HOME • entrance hallway • cloakroom • music/playroom • modern kitchen/dining room • utility room • living room • 2 shower rooms (1 en suite) • 4 bedrooms • off road parking • store room • landscaped low maintenance garden • close to motorway access and railway station • New Home Warranty

Description

Built by New Dawn Homes in 2018, this much loved family house is one of just five located off Lansdown Road, close to excellent amenities and transport links. The beautifully presented accommodation is arranged over 3 floors, and has been extended and upgraded by the current owners creating a stylish home. The welcoming entrance hallway gives access to the cloakroom; versatile music/family room (formerly part of the garage); and an extended kitchen/dining room with a full range of 'Shaker' style units, oak worktops, built-in fridge/freezer, and full width bi-folding doors opening out to the attractive rear garden. There is a separate utility room with plumbing for the washing machine/tumble dryer. On the first floor is the light and airy living room, 2 bedrooms, and a contemporary refitted shower room. On the top floor, there are 2 further bedrooms with built-in storage, the spacious principal bedroom also has a refitted, sleek en suite shower room. Outside, to the front, is parking for 2 vehicles with an EV charger and access to the remaining part of the garage providing storage. The landscaped, low maintenance, rear garden has a decked area ideal for outdoor dining, artificial lawn with timber planters, outside tap, composter, and water butt.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains.

Water Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband**

Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





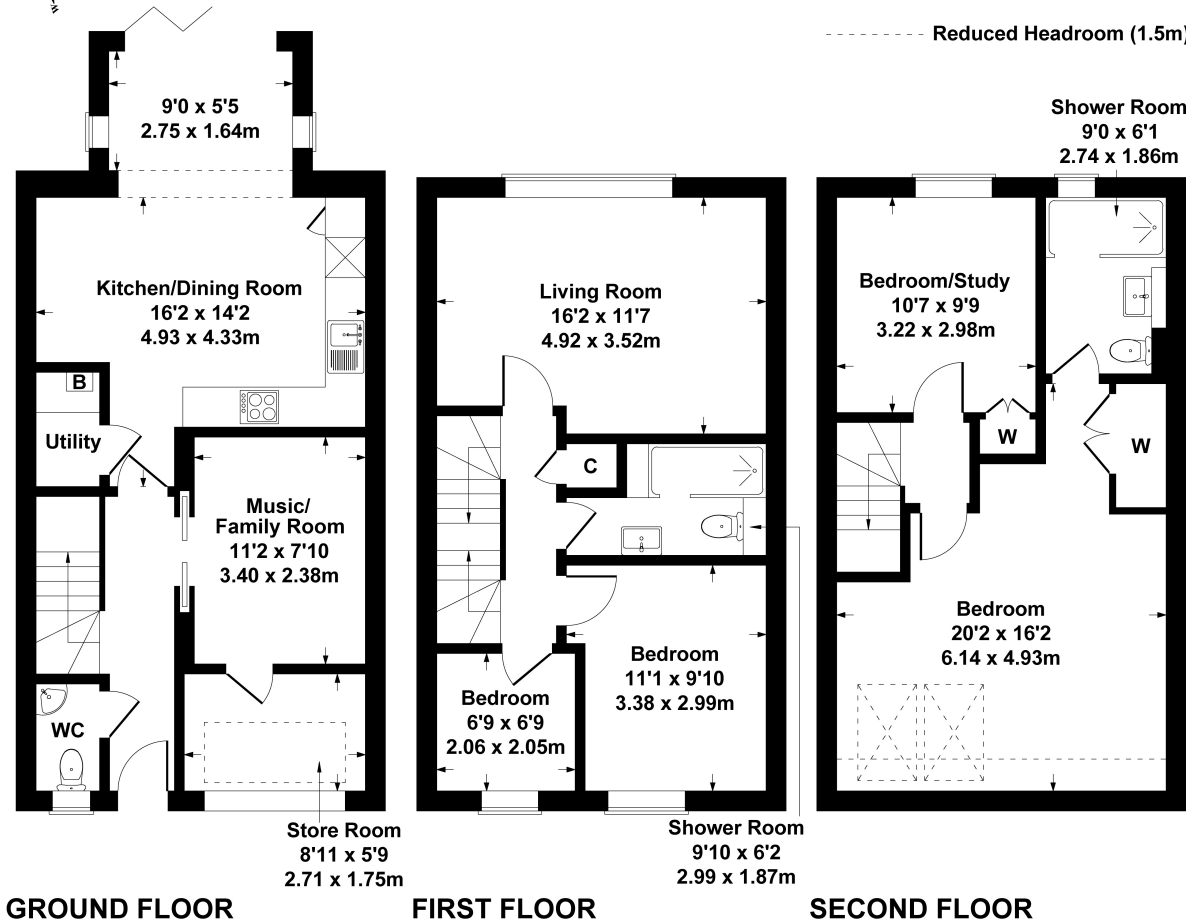
Situation

Church Road is well placed for easy access to the railway station, the town centre, and major road links. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.



40 Church Road

Approximate Gross Internal Area
House : 1485 sq ft - 138 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	82	90
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.