Rodney Road

Nick GRIFFITH
ESTATE AGENTS

Rodney Road
Cheltenham, GL50 1JJ
£550,000 Freehold

A modern 3 bedroom town house with 2 balconies and a courtyard garden, offered for sale with no onward chain.

NO ONWARD CHAIN • reception hall • kitchen/dining room • utility room • cloakroom • first floor living room • kitchenette • 3 double bedrooms • 3 bath/shower rooms • 2 balconies • courtyard garden • ideal Airbnb opportunity • gas central heating & double glazing • permit parking • wheelie bin store • approx. monthly rental £1850 pcm (AST)

Description

Built approx. 17 years ago, this contemporary town house offers generous and versatile living space arranged over 4 floors. The very well presented accommodation, which could do with some updating, includes a reception hall; a magnificent kitchen/dining room with granite worktops, integrated appliances and doors to the rear garden; separate utility room; and a ground floor cloakroom. Upstairs, there is an impressive living room with bi-folding doors giving direct access to an enclosed sun terrace. Just off the living room is a small kitchenette (formerly used as a home office). On the second and third floors, there are 3 double bedrooms and 3 bath/shower rooms (2 en suite). The master also enjoys a further enclosed sun terrace. The property also benefits from a small town garden, gas central heating, double glazing, and is offered for sale with no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

Situation

Rodney Road is situated just a short walk from the town centre, Montpellier, Sandford Park, the hospital, and the Lido. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science and literature festivals throughout the year.

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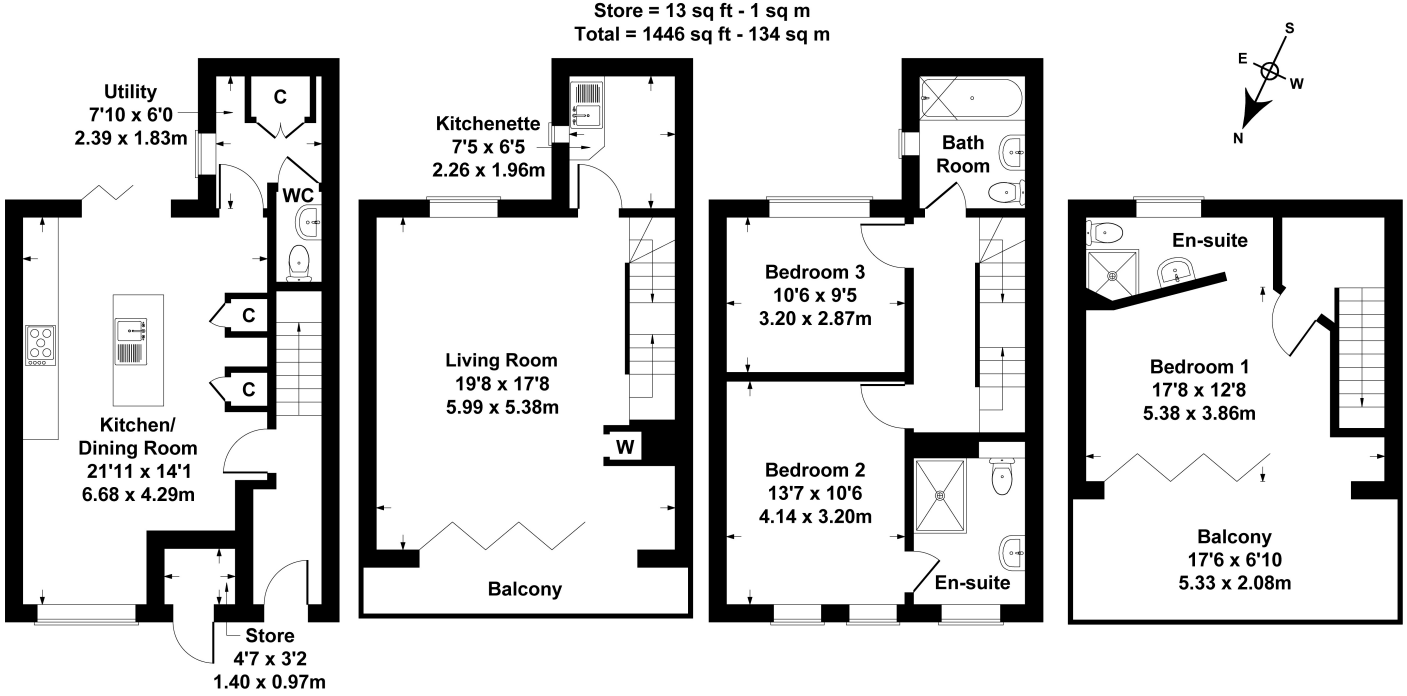
Approximate Gross Internal Area
House = 1433 sq ft - 133 sq m
Store = 13 sq ft - 1 sq m
Total = 1446 sq ft - 134 sq m

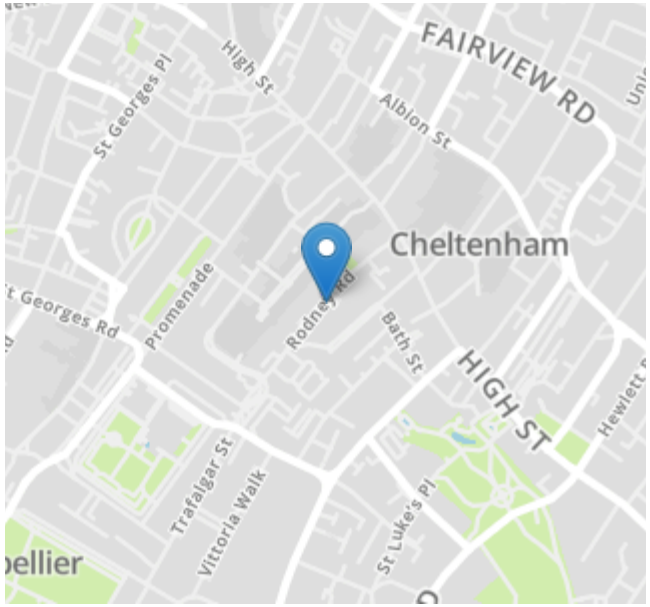


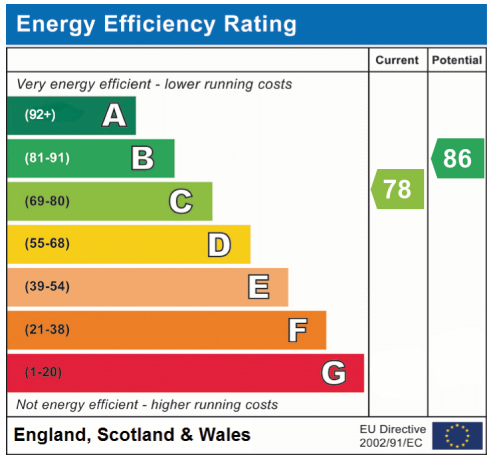
GROUND FLOOR | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR

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





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