



Framlington Court | Libertus Road | Cheltenham | GL51 7EG



**** House moves are delighted to market this very spacious Modern Town House **** The property is situated close to the Cheltenham Spa Railway Station and is conveniently located close to an array of amenities, including coffee shops and a local Tesco's within a short walk. The popular Montpellier and Cheltenham Town centre are within easy reach. The property is deceptively light and spacious throughout and benefits from three double bedrooms. The master, with vaulted ceiling and dual aspect, comes with a large en suite and is located on the top floor. On the first floor are bedroom two and three with the shower room positioned between them. On the ground floor is the cloakroom, kitchen, and living room which opens into the garden through double doors. Outside is a private garden mainly laid to lawn, patio area and a good side entrance. To the front of the property is off road parking for one car. Permit parking is available from £60 with visitor permits also available. On street parking up to 4 hours.

- Minutes From Cheltenham Spa Station
- Three Double Bedrooms
- Over Three Floors
- Master Bedroom with En-Suite
- Off Road Parking
- Great Location
- Side Access to Garden
- Downstairs Cloakroom
- Family Shower Room
- Living Room with Double Doors to the Garden



Hallway

Entrance into hallway leading into lobby area with stairs to first floor. Doorway into the kitchen, door to lounge, cloakroom .

Kitchen

2.45m x 2.38m (8'0" x 7'9")

Dual aspect window to front and side, wall mounted Worcester boiler, fitted units with space for washing machine, dishwasher, tumble dryer, fridge/freezer. Built in cooker and gas hob with extractor hood.

Living Room

4.75m x 3.08m (15'7" x 10'1")

Double doors leading to the garden, window to side aspect, radiator, downlights .

Cloakroom

Low level WC, hand basin, extractor fan.

Bedroom Two

4.75m x 3.08m (15'7" x 10'1")

Dual aspect, Radiator, downlights.

Bedroom Three

4.75m x 3.08m (15'7" x 10'1")

Vaulted ceiling, double opening window onto balcony, radiator, downlights.

Shower Room

2.34m x 1.53m (7'8" x 5'0")

Double shower cubicle, Chrome heated towel rail hand basin WC.

Master Bedroom

4.75m x 3.08m (15'7" x 10'1")

Lovely high vaulted ceiling, dual aspect, radiator, door to en-suite.

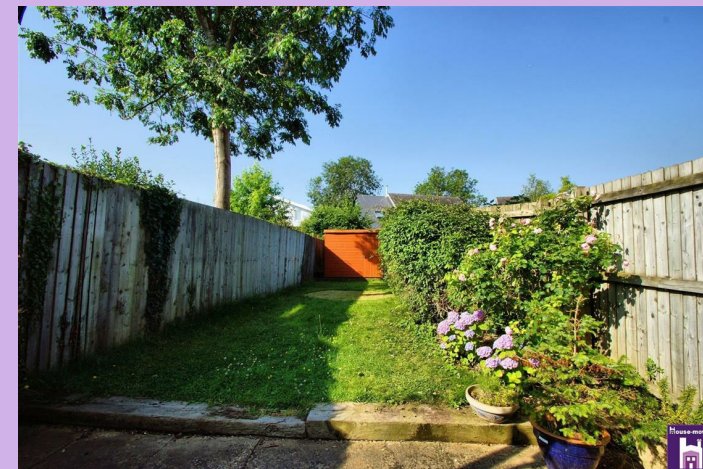
En-suite

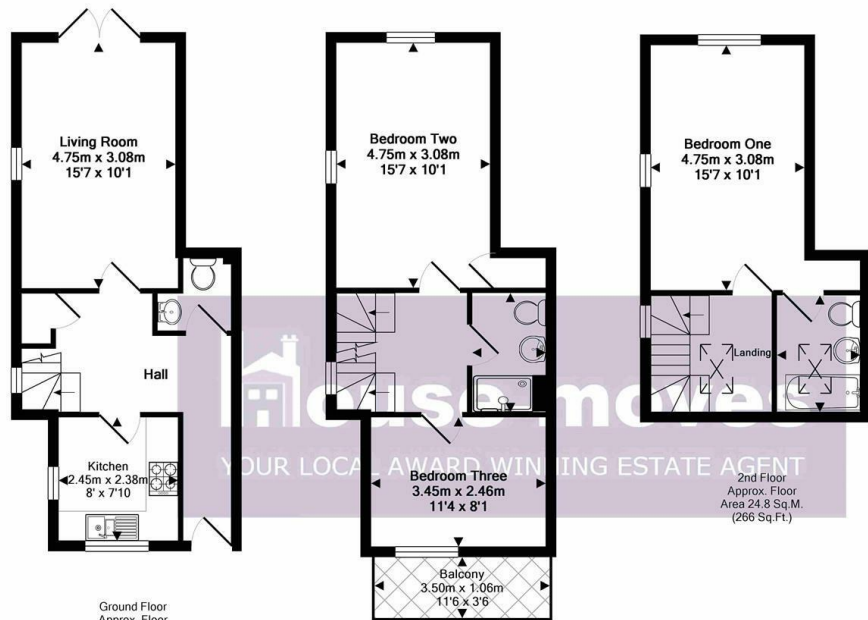
2.32m x 1.68m (7'7" x 5'6")

White three piece bathroom suite, radiator, Velux window, extractor fan.

Rear Garden

Private rear garden, mainly laid to lawn, garden shed, good side access.





Ground Floor
Approx. Floor
Area 33.1 Sq.M.
(356 Sq.Ft.)

1st Floor
Approx. Floor
Area 33.4 Sq.M.
(359 Sq.Ft.)

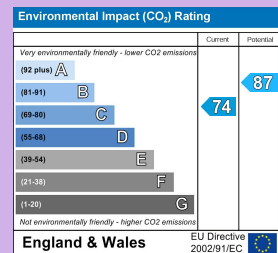
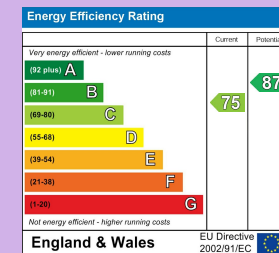
Total Approx. Floor Area 91.2 Sq.M. (982 Sq.Ft.)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items or features are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for descriptive purposes only and should be used as such. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan was produced for House-moves Limited.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

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