

3 Bedroom Town House

£310,000 Freehold

2 Joyford Passage
CHELTENHAM, GL52 5GD



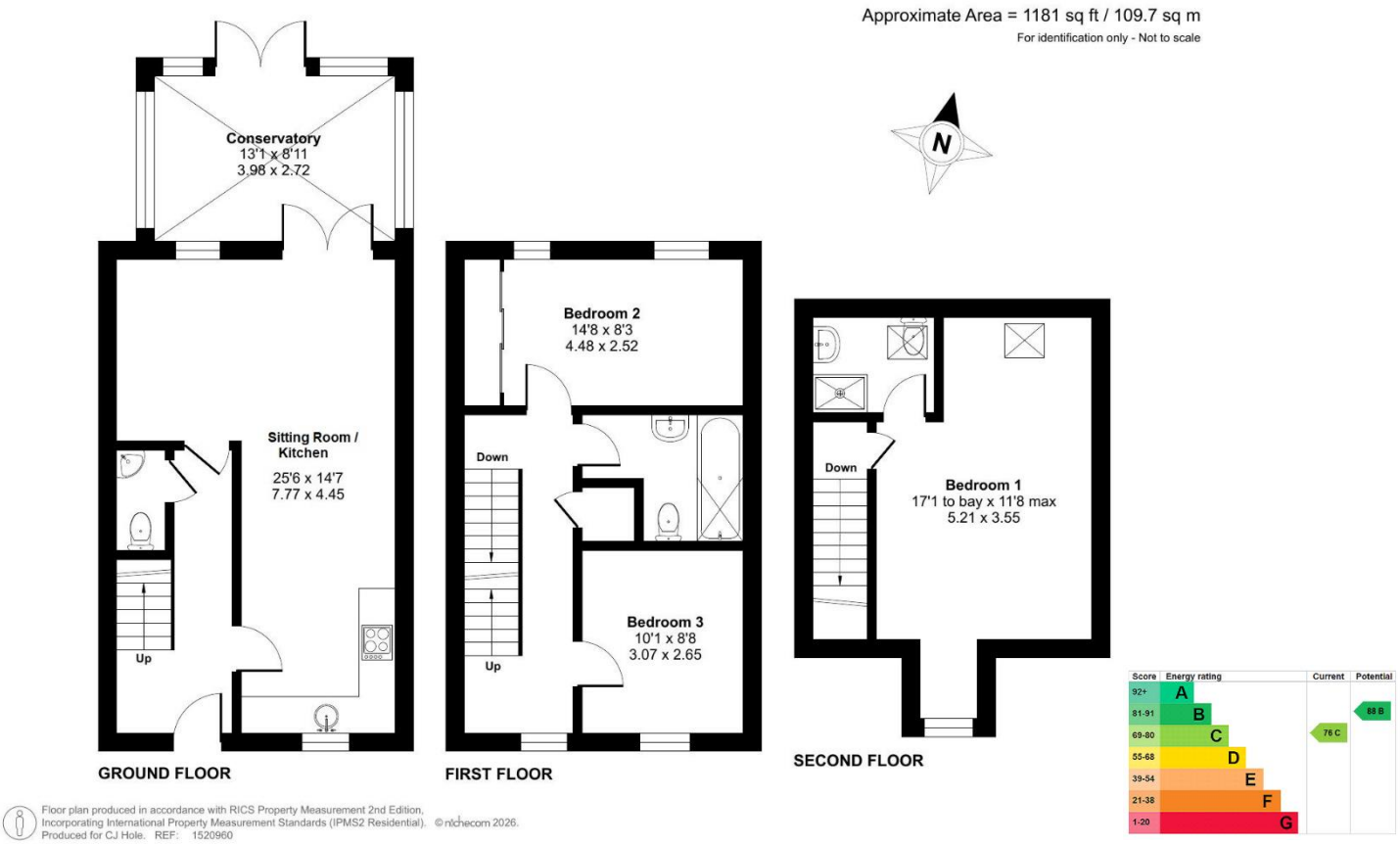




A modern three-bedroom, three-storey townhouse with a private rear garden and conservatory, ideally situated in a quiet position within this popular development. Conveniently located for local amenities, with excellent access to the A40.

- entrance hall • open plan sitting/dining room/kitchen • downstairs cloakroom • conservatory
- 2 first floor bedrooms • 2nd floor principal bedroom with en-suite shower room
- family bathroom • private garden • double glazing • gas central heating • parking
- council tax D

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Description

A modern three-bedroom townhouse arranged over three spacious floors, offering versatile and contemporary accommodation ideally suited to families and professionals alike. The ground floor features a well-appointed open-plan kitchen/dining/sitting room, a convenient cloakroom and a conservatory accessed from the sitting room, with direct access to the private rear garden. This provides an excellent space for both everyday living and entertaining. The first floor offers two generously proportioned bedrooms and a family bathroom, while the impressive principal bedroom occupies the entire second floor and benefits from a private en-suite shower room, creating a peaceful and spacious retreat. Further benefits gas central heating and double glazing.

Situation

Situated in a desirable position within this modern development, the property is conveniently located close to Sainsbury's and offers easy access to Cheltenham town centre and the A40 London Road. Cheltenham is renowned for its excellent shopping facilities, featuring a wide range of high street retailers, independent boutiques, cafés, and restaurants. The town is also exceptionally well served by highly regarded schools and an excellent choice of sporting and leisure facilities. Famous for its vibrant cultural scene, Cheltenham hosts a number of annual festivals including literature, music, and jazz, and is equally celebrated for its prestigious horse racing events, including the renowned Gold Cup Festival. Communications are excellent, with easy access to the M5 motorway and regular rail services to London Paddington in just over two hours.

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