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FOR SALE
01242 22276

34 RODNEY ROAD

CHELtenham, GL50 1JJ

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A recently renovated beautifully finished detached home on a sought after road in Cheltenham's centre

Entrance Hall • Open Plan Sitting/Dining/Kitchen • Study
Cinema Room on Garden Level • Master Bedroom with En Suite Shower
Guest Bedroom with En Suite Bathroom • Resident Permit Parking

DESCRIPTION

A fine example of an architecturally re-designed and renovated detached home forming part of an attractive street scene on sought after Rodney Road. Refurbished to the most discerning standards with a comprehensive restoration, this lovely home has some character feel with a seamless contemporary finish. The accommodation is extremely well planned and balanced, with the ground floor arranged as a sitting room with a large bay window giving a triple aspect view to the front and a well-appointed, quality kitchen with integrated appliances and an island unit. In addition to this spacious living area is a cloakroom, utility and a staircase down to a further reception space ideal for a cinema room.

The staircase rises to the first floor where the master bedroom with en suite shower room enjoys a lovely town vista to the front through a striking bay window. The guest bedroom is served by a stylish bathroom. In addition is a useful, separate study. The whole property has a feel of exceptional quality and is extremely secure making it perfect for town living as well as an excellent lock up and leave.

SITUATION

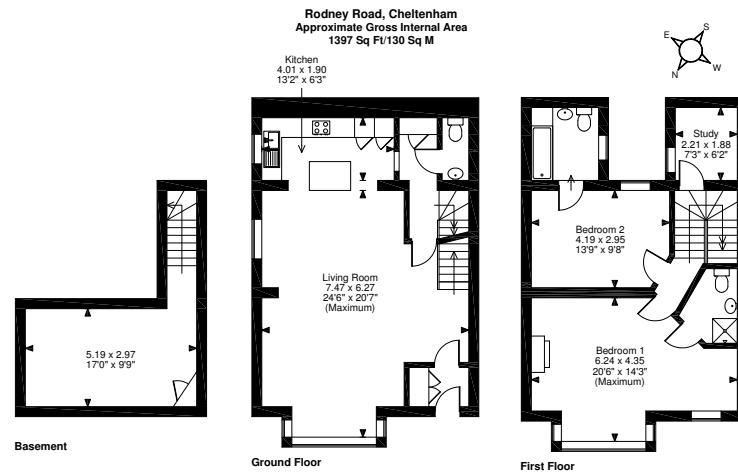
Rodney Road is a one of Cheltenham's most well-regarded roads, bordering the fashionable Promenade with its boutique shopping and café culture. This idyllic central location is at the hub of Cheltenham's cultural offerings including the many festivals it holds, Jazz, Food and Literature. Montpellier is within strolling distance and is one of Cheltenham's most fashionable areas, with its famous Imperial Gardens, high end restaurants and salons. For the commuter Rodney Road is so very easily accessible, within walking distance of both the Royal Well bus station and Cheltenham Spa train station, which offers excellent train links to London and other major cities.

LOCAL AUTHORITY

Cheltenham Borough Council. Tel:01242 262626

VIEWING INFORMATION

Viewing by appointment only.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	84 - 100		62
B	69 - 83		
C	54 - 68		
D	39 - 53		
E	24 - 38		
F	9 - 23		
G	1 - 8		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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