

Kingsmead Close, Cheltenham, Gloucestershire, GL51 0AW



Well-located three storey home • Entrance hall leading to defined living spaces • Separate dining room • Kitchen with outlook over rear garden • Off-road parking for multiple vehicles to the front • EPC D •

Kingsmead Close

Cheltenham

Key Features



2
Bedrooms



2
Bathrooms



2
Receptions

About the property

A well-proportioned and neatly arranged home, offering flexible accommodation across three floors, set within a popular residential cul-de-sac in Cheltenham.

The ground floor comprises a welcoming entrance hall leading to a comfortable living room, a separate dining room ideal for entertaining, and a fitted kitchen with an outlook to the rear garden. The layout provides clearly defined living spaces that work well for everyday use.

To the first floor are two bedrooms, including a generous principal bedroom with en suite shower room, along with a family bathroom serving the second bedroom. The second floor offers a converted room which would be ideal for use as a home office, hobby room or additional storage space.

Outside, the property enjoys a pleasant frontage with off-road parking for several vehicles, an area laid to lawn, and access to both the garage and the rear garden. The rear garden is well maintained and features a patio area, lawn, and established shrubs, providing a practical outdoor space.

This is a well-balanced home offering versatility, parking and garden space, conveniently located for access to Cheltenham town centre and local amenities.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.





Directions

Leaving the Perry Bishop office on Bath Road, turn left onto Suffolk Road and continue along before turning right onto Andover Road. Follow Andover Road and turn left onto Lansdown Road, then take the right turn into Tennyson Road, which leads you onto Brooklyn Road. Continue along Brooklyn Road and follow it onto Princess Elizabeth Way, then turn left into Kingsmead Road. From here, turn into Kingsmead Close, where the property will be found as indicated by a Perry Bishop for sale board.

What3Words ///void.paused.improving

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority

Cheltenham Borough Council
Council tax Band - C

Our reference

CHE260002
16th January 2026

We'd love to hear from you

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E: cheltenham@perrybishop.co.uk



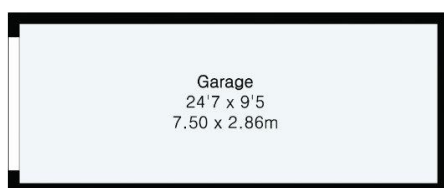
**Approximate Gross Internal Area 1060 sq ft - 99 sq m
(Excluding Garage)**

Ground Floor Area 470 sq ft – 44 sq m

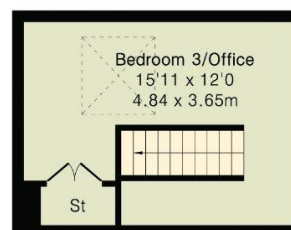
First Floor Area 400 sq ft – 37 sq m

Second Floor Area 190 sq ft – 18 sq m

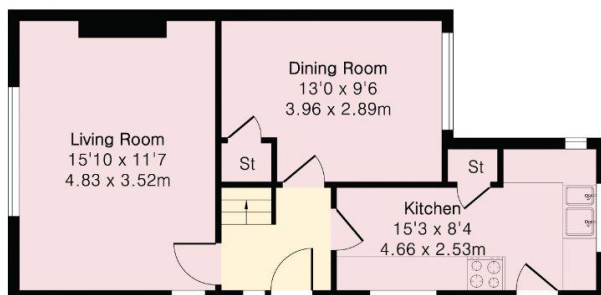
Garage Area 231 sq ft – 21 sq m



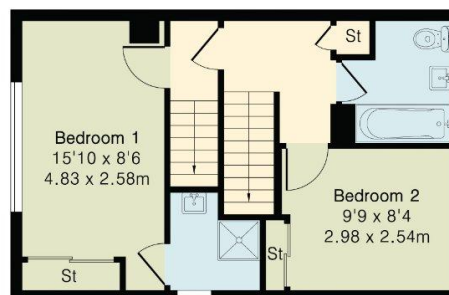
Garage



Second Floor



Ground Floor



First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

