KINGSLEY
EVANS



3 Lancaster Court

Well Place, Cheltenham, GL50 2PJ

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A stylish modern home occupying a discreet position in the heart of Lansdown and Montpellier, with parking, a pretty town garden and a garage.

- Prime town centre location
- Contemporary accommodation
- Garaging
- Parking
- Private gardens
- Three bedrooms
- Two bath/shower rooms
- Modern Kitchen/Dining Room
- Spacious Living Room

A DISTINCTIVE TOWN CENTRE HOME WITH SPACE, LIGHT & VERSATILITY

3 Lancaster Court is a delightful terraced townhouse forming part of an exclusive development of just five homes in Lansdown. Offering contemporary town living, the property combines stylish, versatile accommodation with a range of attractive features and thoughtful enhancements introduced by the current owners. Despite its peaceful and private setting, Montpellier and Cheltenham town centre are just moments away, placing an excellent choice of shops, restaurants and amenities within easy reach.

GROUND FLOOR

A porch with built-in storage leads into the hallway, which also provides access to a cloakroom and the integral garage/utility room.

The contemporary kitchen/dining room is positioned at the rear of the property and offers a bright and stylish setting. Featuring a sleek white kitchen with quartz work surfaces, integrated appliances and ample room for dining, it is perfectly suited to both everyday family life and entertaining. Bi-fold doors open directly onto the garden, creating an attractive extension of the living space and allowing natural light to flood the room.

FIRST FLOOR

The spacious first-floor sitting room enjoys views over the garden through three large windows, creating a bright and inviting space to relax.

Bedroom three is situated at the front of the property and is currently used as a study.

SECOND FLOOR

Upstairs, a bright and spacious principal bedroom with fitted wardrobes enjoys views over the garden and across the Cheltenham skyline.

Also on this floor is the well-appointed bathroom with a shower cubicle, bath, toilet, bidet and twin wash basins.

A further guest bedroom overlooks the front of the property and benefits from generous storage and an en-suite shower room.

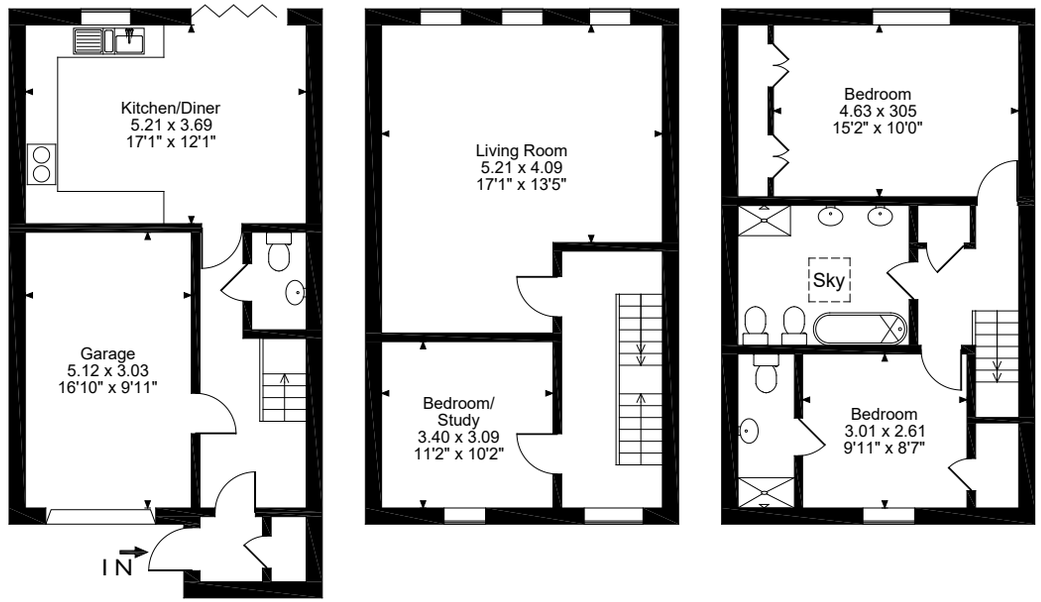






FLOORPLANS

3 Lancaster Court, Well Place, Cheltenham
Approximate Gross Internal Area
1539 Sq Ft/143 Sq M



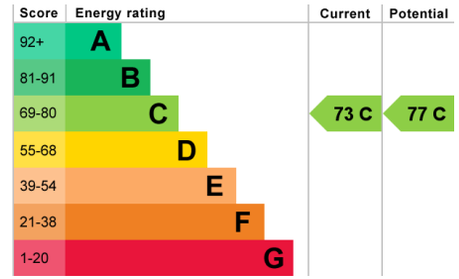
Ground Floor **First Floor** **Second Floor**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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OUTSIDE

The south-facing garden has been thoughtfully upgraded by the current owners to create an attractive, low-maintenance outdoor space. Predominantly paved and complemented by raised planted beds, it provides an ideal setting for outdoor dining and entertaining. To the front of the property, there is off-road parking and access to the garage.







KINGSLEY EVANS

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