



 10 Maple Court Cheltenham Road, Gloucester – GL2 0JL

Gloucester

Guide Price £372,000



# 10 Maple Court Cheltenham Road

Gloucester, Gloucester

A rare opportunity to purchase this beautifully presented three-bedroom detached home, situated in a sought-after cul-de-sac location. Having only had two owners since new, the property has been lovingly maintained and offers spacious, versatile living throughout.

The property is entered via a welcoming hallway which leads into the kitchen and a separate dining room. The spacious lounge flows through to a bright conservatory, creating an ideal space for relaxing or entertaining while overlooking the west-facing rear garden. The ground floor also benefits from a convenient cloakroom and useful understairs storage. Upstairs, the master bedroom enjoys its own en-suite shower room and fitted wardrobes, while the second bedroom also benefits from fitted wardrobes. A further well-proportioned third bedroom and a family bathroom complete the first floor, along with the convenience of an airing cupboard on the landing.

Externally, the home impresses with ample off-road parking for up to four cars, plus a detached single garage with electricity. The private rear garden is ideal for relaxing or entertaining and enjoys plenty of afternoon and evening sunshine.

Situated in a highly desirable area, this property offers a peaceful setting with excellent access to local amenities, schools, and transport links.

Early viewing is strongly recommended to fully appreciate all that this wonderful home has to offer.



**Entrance Hallway****Lounge**

10' 9" x 15' 2" (3.28m x 4.62m)

**Kitchen**

9' 10" x 9' 10" (3.00m x 3.00m)

**Dining Room**

7' 9" x 11' 11" (2.36m x 3.63m)

**Conservatory**

10' 6" x 10' 4" (3.20m x 3.15m)

**Cloakroom**

4' 9" x 4' 2" (1.45m x 1.27m)

**Landing****Bedroom 1**

12' 4" x 9' 2" (3.76m x 2.79m)

**Ensuite**

9' 1" x 3' 9" (2.77m x 1.14m)

**Bedroom 2**

9' 9" x 9' 11" (2.97m x 3.02m)

**Bedroom 3**

8' 10" x 7' 8" (2.69m x 2.34m)

**Bathroom**

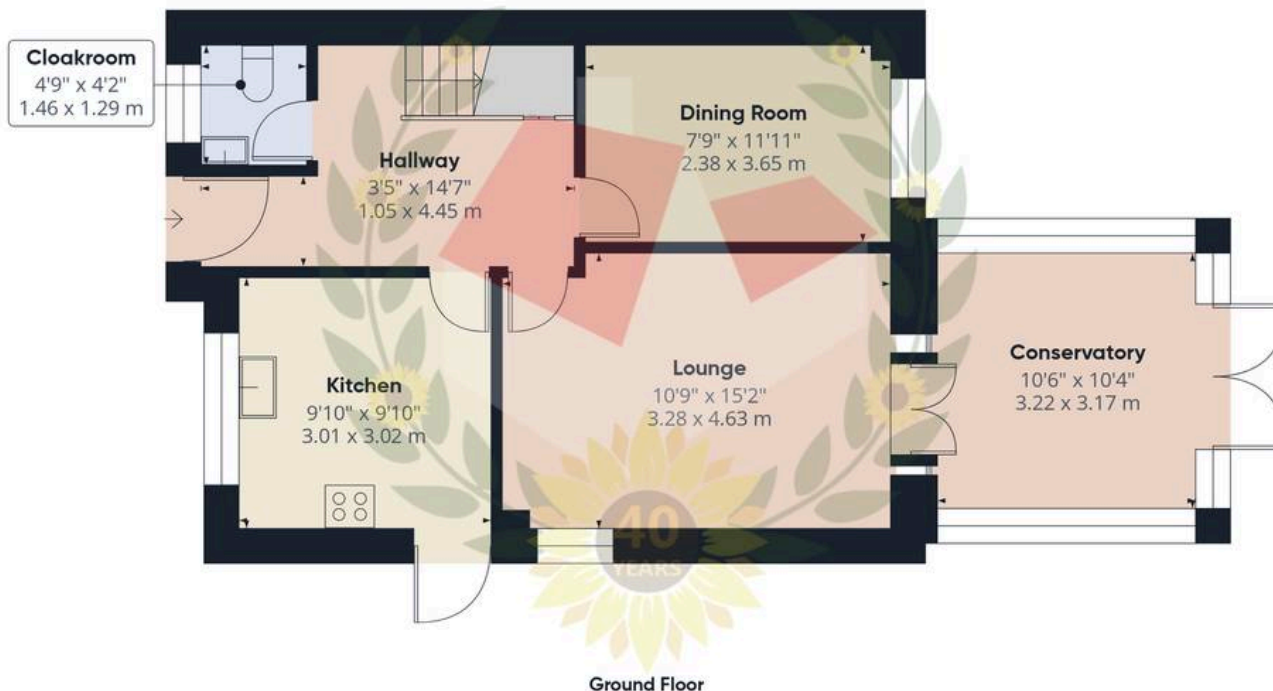
6' 3" x 9' 1" (1.91m x 2.77m)

Council Tax band: D

Tenure: Freehold



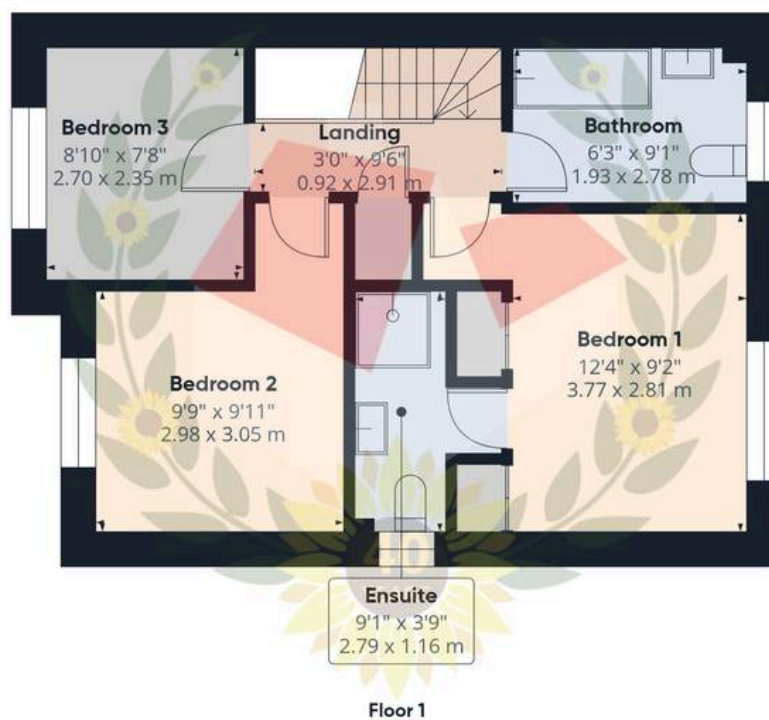




Approximate total area<sup>(1)</sup>

1039 ft<sup>2</sup>

96.6 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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