



26 York Street, Cheltenham, GL52 2JT

Asking Price £245,000





# 26 York Street

Cheltenham, GL52 2JT

- NO ONWARD CHAIN
- IDEAL INVESTMENT
- TAX BAND: B
- NEW CARPETS
- IDEAL FIRST HOUSE
- EPC: D

|                |                              |
|----------------|------------------------------|
| Kitchen/ Diner | 14'09 x 6'01 (4.50m x 1.85m) |
| Lounge         | 11'06 x 10'7 (3.51m x 3.23m) |
| Bedroom One    | 11'08 x 8'04 (3.56m x 2.54m) |
| Bedroom Two    | 7'07 x 8'10 (2.31m x 2.69m)  |
| Bathroom       | 7'03 x 5'10 (2.21m x 1.78m)  |
| Cellar         | 6'00 x 11'08 (1.83m x 3.56m) |
| Garden         | 14'09 x 9'02 (4.50m x 2.79m) |



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This delightful house is located on a popular road in Fairview, close to Cheltenham Town Centre and a wide range of local amenities, bars, pubs and restaurants, this refurbished home is available with no chain.

As you enter through the front door, you step into the entrance hall with the stairs directly in front of you and access into a lounge to the right. This then flows into a dining area and into the kitchen. The kitchen has a sink and gas cooker as well as a space for a fridge. Under the stairs in the lounge is a storage cupboard with plumbing for a washing machine. There are large patio windows to the rear that provide access to the garden and floods the downstairs with natural light. Within the lounge is a pull up door which has stairs leading to a cellar.



Upstairs, there are two bedrooms and a family bathroom to serve. The main bedroom benefits from having a walk in wardrobe reducing the need for furniture in the room itself.

Outside, the parking is by permit only. To the side of the front door there is a shared side access that provides an area for bin stores and side access to the rear garden.

The High Street and Town Centre are reachable on foot within around five minutes. Pittville Park, the historic Pump Rooms and a large children's play area are also within proximity. The area is fortunate to benefit from a good selection of children's nurseries, primary and secondary schools, including Pittville School which again is within walking distance of the property, whilst the stunning Cotswold countryside can be found nearby on Cleeve Hill.

Overall, this property would be ideal for first time buyers or investors who would be looking for a popular rental.

### Directions

Leaving HMT Office, head along Clarence Street. Turn right onto the A46 and then take the left onto Fairview Road and immediately left onto Fairview Street. Take a left onto Union Street and this becomes York Street.

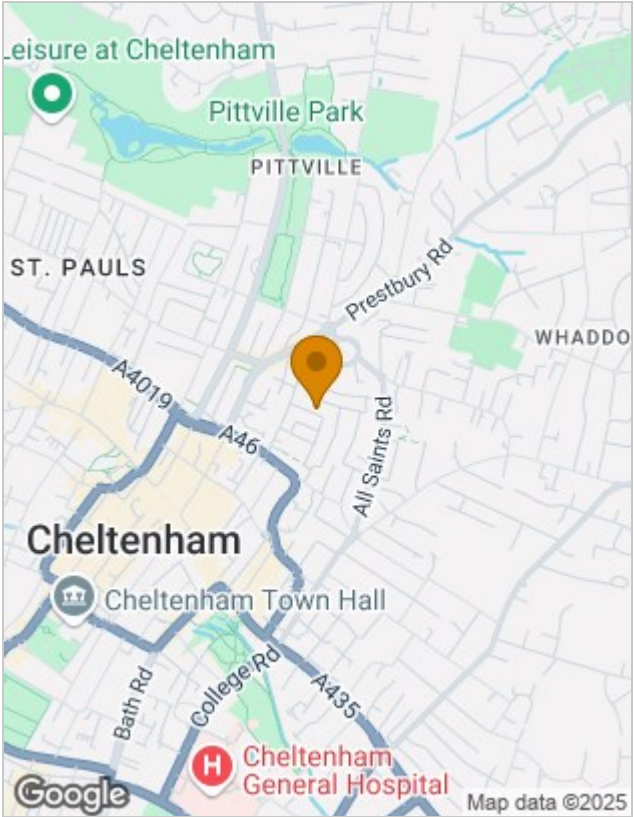




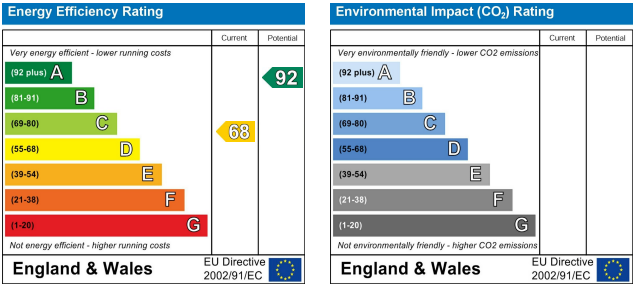
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our HMT Office on 01242 521322 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.