

HUNTERS®

HERE TO GET *you* THERE



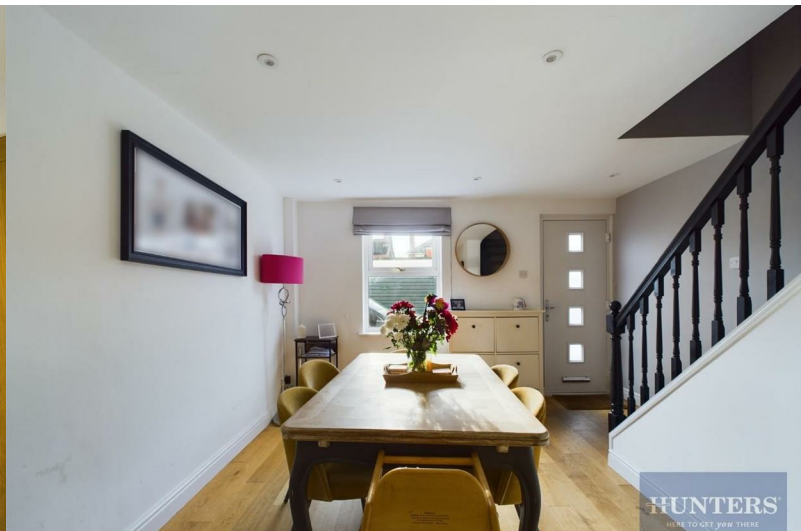
Upper Park Street

Cheltenham, GL52 6SB

Offers In Excess Of £315,000



Council Tax: B



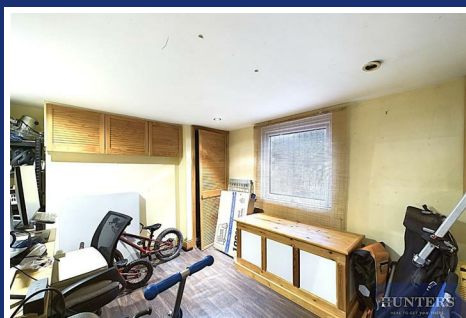
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Cheltenham, GL52 6SB

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The exclusive, quiet, no-through road of Upper Park Street is the town centre location for this immaculate, Edwardian, two bedroomed mid-terraced three-story house, offered for sale by the owners sole agents, Hunters of Cheltenham.

This fine traditional home presents very well having been caringly upgraded in 2021 to include a new kitchen, a new bathroom, all new internal doors, external doors and the all-important gas central heating boiler. These are all substantial improvements making this the perfect buy for anyone who loves the idea of a traditional character home with the convenience of a modern house.

The property benefits from having a converted basement room, ideal as a study, home office or Guest room..

On the ground floor there is a large living space divided into a substantial dining area and separate relaxing lounge area. The kitchen has been recently fitted with light coloured, modern units coupled with glazed brick style tiles and wood effect flooring to continue the perfect blend of traditional and modern.

The first floor continues the well-considered mod/trad decor theme with a perfectly designed bathroom. The main bedroom lies to the front elevation with bedroom two at the rear.

Outside, the property's rear garden has just received a major landscaping overhaul and looks well designed and fresh. The garden that enjoys a high degree of privacy for a town house. At the front there is permit parking for residents and electronic guest passes available when friends visit.

Upper Park Street is a short 9-minute walk to Cheltenham's famous 'Lido' a Victorian open swimming pool and leisure centre (google maps), and approx. another 5 minutes' walk to reach Cheltenham's High Street with its vast array of shopping, leisure and sporting facilities.

This must be one of the finest townhouses we have offered for some time, and is a credit to its current owners who have a Genuine reason for selling this fabulous home.

Viewings by appointment only.

Tel: 01242 528500

- Two Bedroom Traditional Edwardian Town House
- Large Living/Dining Room
- Recently Re-Fitted bathroom
- New Gas C/H Boiler in 2021
- Council Tax Band B | Energy rating (EPC) D (taken before the new boiler)

Living Room

22'2" x 11'11" (6.76 x 3.64)
Incorporating Dining Area

Dining Area

Kitchen

14'2" x 5'10" (4.32 x 1.78)

Study/Office

1'11" x 9'0" (0.58m x 2.74m)

- Converted Basement Room

- Recently Re-Fitted Kitchen

- All New Internal Doors

- Recently Re-Landscaped Private Rear Garden

- Tenure - Freehold

Bedroom One

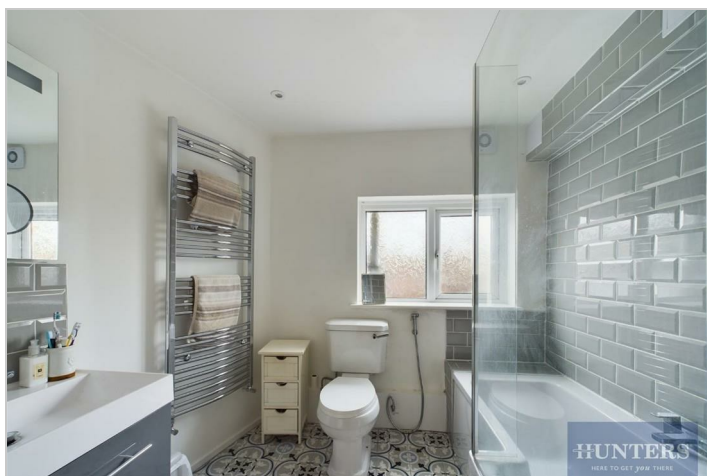
12'2" x 8'6" (minimum) (11'10" (max)) (3.71m x 2.61m (minimum) (3.63m (max)))

Bedroom Two

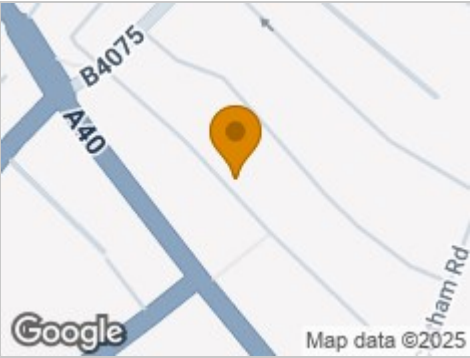
14'4" x 6'0" (4.38 x 1.83)

bathroom

7'11" x 6'2" (2.42 x 1.90)



Road Map



Hybrid Map



Terrain Map

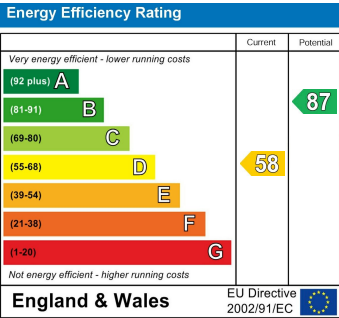


Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.