

2 BETHESDA STREET, LECKHAMPTON, CHELTENHAM,
GLOUCESTERSHIRE, GL50 2AY

 Charles Lear



2 BETHESDA STREET

This exceptional mid terrace property is situated on a popular street within a short walk of the bustling Bath Road and the vibrant shopping districts of The Suffolk's and Montpelier. The property has been beautifully and creatively modernised and offers a stunning kitchen/dining/sitting room, a second sitting room, four bedrooms, two bath/shower rooms and a low maintenance part walled garden.

- Superb property offering generous accommodation in excess of 2000 sq.ft laid out over three floors and in a highly sought after location
- Reception hall with a contemporary cloakroom and doors to the sitting room and the fabulous open plan kitchen/dining/sitting room with a central island, roof lantern and bi-folding doors to a courtyard garden which has gated access to Chapel Lane
- Four bedrooms arranged over the upper two floors, three of which are sizeable, including the principal bedroom suite which benefits from a range of fitted wardrobes and a stunning contemporary en-suite shower room, in addition there is an additional contemporary family bath/shower room
- Generous storage throughout the cottage including eaves storage on the second floor

Renovated to an exacting standard this highly individual and stylish Victorian property offers versatile and spacious living accommodation laid out over three floors with the benefit of a wonderful open plan entertaining space at the rear of the rear encompassing the kitchen, dining and sitting area's with a fireplace, island unit with a breakfast bar, also on the ground floor there is a second sitting room, WC, and arranged over the two upper floors are four bedrooms, two bath/shower rooms and a generous amount of storage.





SITUATION

Bethesda Street forms part of an established residential area comprising of Victorian cottages and townhouses alongside a variety of recently constructed contemporary homes. Vibrant Bath Road, The Suffolk's, fashionable Montpellier and the Promenade are all on the doorstep providing an excellent selection of amenities including independent bakeries, cafes, restaurants, wine bars and public houses along with high street stores, supermarkets, post offices and banks. Leckhampton is noted for its excellent schools and beautiful countryside on Daisy Bank and Crickley Hill, it is also convenient for access to the town's main transport links including the M5 at J11.

GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected to the property.

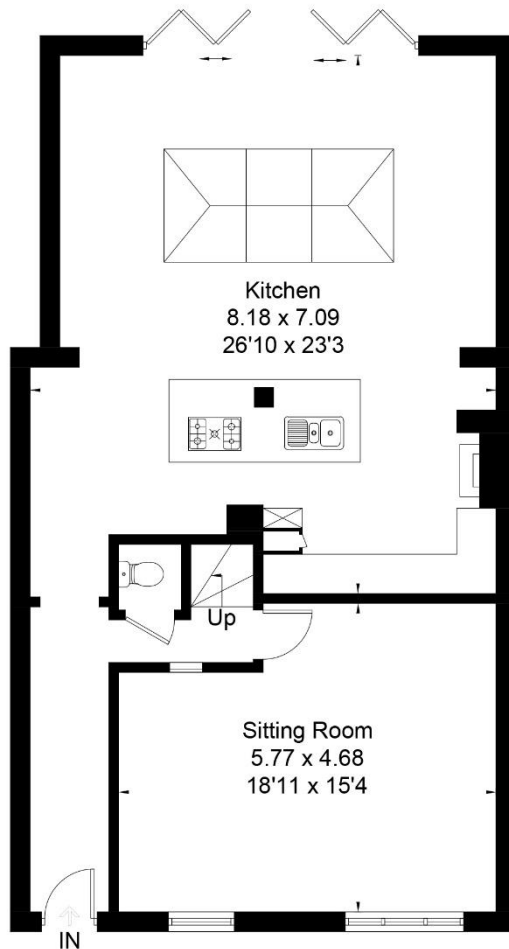
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: E - £2,528.03pa. (2023/2024).
EPC Rating: D

VIEWINGS

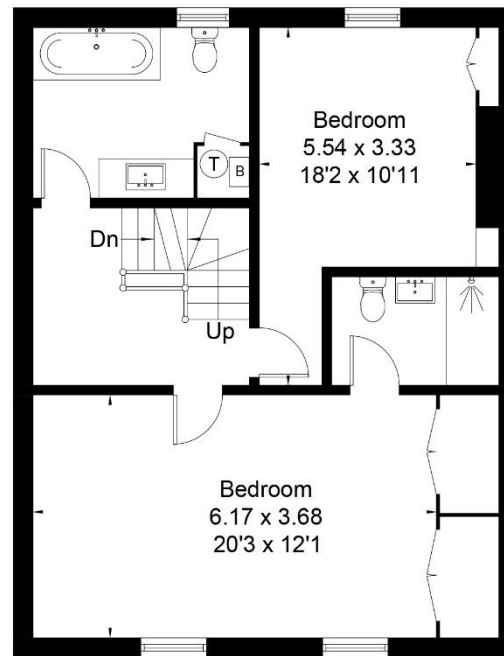
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.




Approximate Area = 190.8 sq m / 2054 sq ft

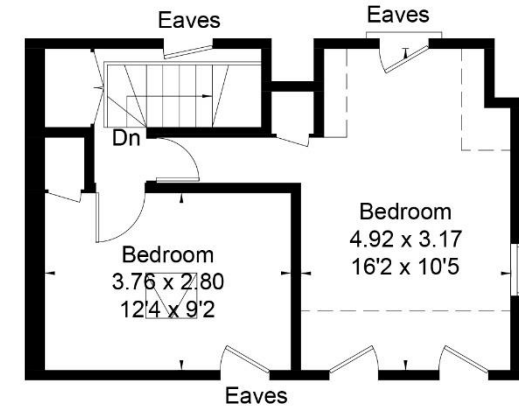


Ground Floor



First Floor

 = Reduced head height below 1.5m



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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