

# 3 WATERLOO PLACE

WELLINGTON STREET, CHELTENHAM, GLOUCESTERSHIRE, GL50 1XY





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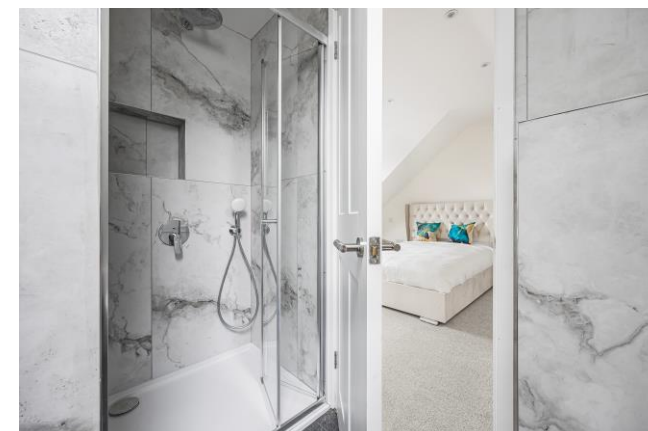
A sympathetically renovated town house with light and spacious accommodation arranged over three floors. The property is set along a surprisingly quiet road in the heart of Cheltenham within walking distance of Montpellier, the High Street and Bath Road.

#### DESCRIPTION

Having been fully renovated, this charming townhouse has accommodation measuring almost 1,200sq.ft. including four excellent double bedrooms. An imposing front door opens into an entrance hall typical for this style of house with the staircase rising to the first floor. A door opens into the spacious sitting room which has pocket doors leading through to the kitchen/dining room with a range of wall and base level storage units, granite worksurfaces and an attractive outlook over the garden. Beyond the kitchen is a versatile reception room that could be used as a home office or garden room together with a utility space. The ground floor benefits from underfloor heating throughout together with a cloakroom. The first floor offers three double bedrooms and a contemporary shower room whilst the second floor plays host to a principal bedroom with en-suite bathroom. Outside and to the rear is a manageable town garden. Permit parking is available along Wellington Street.

EPC Rating: C.





### SITUATION

Along a quiet backwater in Cheltenham town centre, Waterloo Place is within a particularly short walk of the High Street which offers a wide variety of shops including John Lewis. Montpellier, including its eclectic mix of bars, boutiques, cafes and restaurants, is also within walking distance, as is Bath Road, Cheltenham General Hospital and the very popular Lido swimming pool.

### GENERAL INFORMATION

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

Local Authority:  
Cheltenham Borough Council: 01242 262626.  
Council Tax Band: (C) - £1,907.18pa. (2024/2025).

Viewings:  
Strictly by prior appointment through Charles Lear & Co. on 01242 222722.



## Approximate Gross Internal Area 1171 sq ft - 108 sq m

Ground Floor Area 468 sq ft – 43 sq m

First Floor Area 468 sq ft – 43 sq m

Second Floor Area 235 sq ft – 22 sq m

