

26 VICTORIA TERRACE,
CHELTENHAM, GLOUCESTERSHIRE, GL52 6BN



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This attractive and elegant end of terrace house is situated towards the end of a private road in the heart of Cheltenham. Substantially upgraded by the present owners to a high standard, it offers spacious and flexible living over three floors with a detached garage and a large sunny garden.

A recessed porch and partially glazed front door leads into a light entrance hall with the original staircase rising to the first floor and doors off to the principal rooms. There is a fine double reception room with feature fireplace and sash windows at both ends, maximising the light. Continuing along the hallway is a cloakroom and small utility room with space for a washing machine and tumble drier. Beyond this is the large open-plan shaker-style kitchen overlooking the garden. The locally made bespoke kitchen has under-floor heating and quartz worksurfaces, and offers a full range of integrated appliances, as well as a breakfast bar. The kitchen extends into to a bright garden/family area which boasts a range of extensive bi-fold doors. Together with its further large window and roof lights it makes for a wonderful entertaining space. The first floor comprises a mezzanine level double bedroom and family bathroom, along with two further double bedrooms off the main landing, one of which has an en-suite shower room with twin basins, a walk-in shower, and cleverly separated WC. The spacious one-bedroom apartment can be accessed from the main hall via a lockable door to allow use as part of the main house, or it can be accessed externally through a private front door as separate accommodation. Comprising a lobby, spacious living room with a fully fitted kitchen, a double bedroom with fitted wardrobes, and a shower room with plumbing for a further washing machine, it also offers a valuable letting





opportunity. The above average sized rear garden boasts a large wrap-around terrace, extensive lawn, and gravel areas. The garden can also be accessed through a side gate and via the garage where there is space for further parking.

SITUATION

Victoria Terrace is within a stone's throw of Cheltenham Cricket Club and several popular amenities on Hewlett Road. The town's vibrant centre is less than half a mile away and is readily accessible on foot, as are two lovely parks and the popular open air heated lido swimming pool. Cheltenham is on the edge of the Cotswolds and boasts several excellent state and private schools. The town hosts

several major festivals of culture. The location is ideal for access to the A40 and the M5 motorway network, together with the town's bus and railway stations.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (D) - £2,246.52pa. – House.

Council Tax Band: (A) - £1,497.68 pa. – Flat.

Approximate Gross Internal Area 2169 sq ft - 201 sq m

Lower Ground Floor Area 530 sq ft – 49 sq m

Ground Floor Area 823 sq ft – 76 sq m

First Floor Area 628 sq ft – 58 sq m

Garage Area 188 sq ft – 18 sq m

