

2 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 more than 1,000sq.ft. including four excellent double bedrooms. A recessed porch and 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 with a feature fireplace and fitted furniture in either recess, together with 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

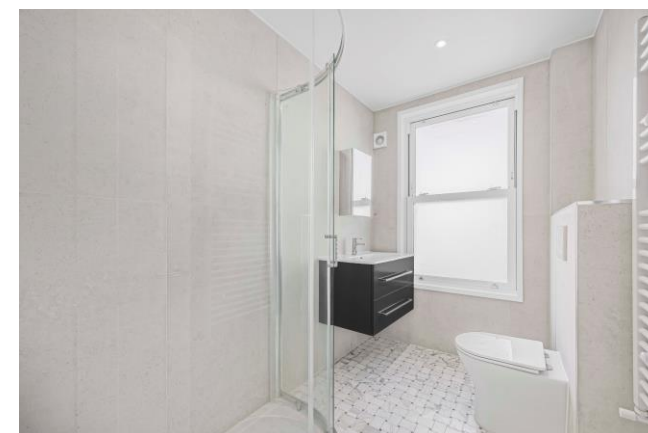
Along a quiet backwater in Cheltenham town centre, Waterloo Place is within a particularly short walk of the High Street which offers a wide variety of shops including John Lewis. Montpellier, including its eclectic mix of bars, boutiques, cafes and restaurants, is also within walking distance, as is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

GENERAL INFORMATION

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

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.

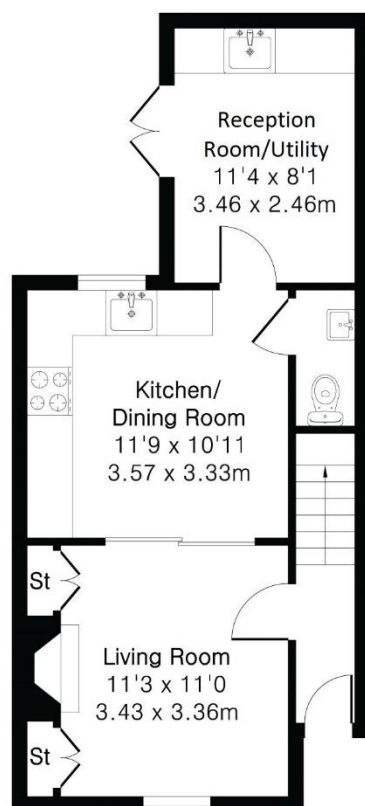


Approximate Gross Internal Area 1023 sq ft - 96 sq m

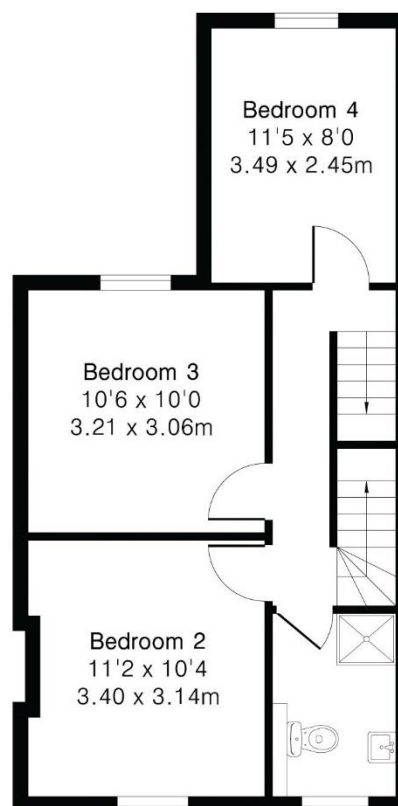
Ground Floor Area 394 sq ft – 37 sq m

First Floor Area 428 sq ft – 40 sq m

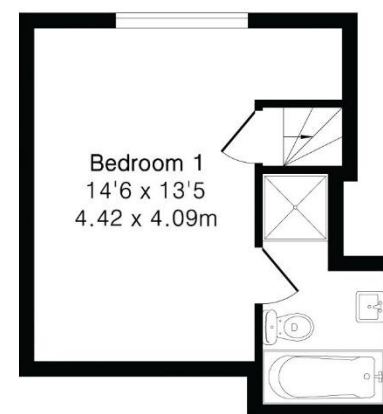
Second Floor Area 201 sq ft – 19 sq m



Ground Floor



First Floor



Second Floor