

42 CARLTON STREET,
CHELTENHAM, GLOUCESTERSHIRE, GL52 6AQ



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This classic end of terrace Victorian town house stands on a desirable road, conveniently located within walking distance of the town centre. Internally the accommodation is laid out over four floors, retains a wealth of character and has recently been modernised and redecorated. At the rear there is generous town garden, garaging and potential off road parking.

- Convenient location close to local schools, the town centre, general hospital, popular artisan bakery La Boulangerie, and some of Cheltenham's main access routes including the A40 to the Cotswolds
- Bright and airy living accommodation approaching 2000sqft
- Elegant reception with a cloakroom off
- Beautiful dual aspect double drawing room with two pretty fireplaces
- Exceptional lower ground floor open plan kitchen with a dining area, separate utility room, boot room and second cloakroom
- Four double bedrooms laid out over the two upper floors, a family bathroom with consent for a second
- Good sized town garden with vehicular access at the side leading to a double garage and potential off road parking for two cars

Originally dating from the 1850's this end of terrace town house retains a wealth of original character features including attractive fireplaces, ornate ceiling mouldings, deep skirting boards and sash windows and from the upper floors there are lovely distant views towards Cleeve Hill. Internally the layout offers versatility with open living on the lower and raised ground floors, four bedrooms, two cloakrooms, a family bathroom and consent for a second.





SITUATION

This imposing property forms part of a small terrace of just three town houses located opposite Highbury Church. In a prominent position the location is convenient for access to the town centre which is less than half a mile away, two lovely parks, the Lido and Cheltenham General Hospital as well as the A40 to the Cotswolds, Oxford & London and the M5 motorway at J11a. . Cheltenham is a Regency Spa town on the edge of the Cotswolds deemed an area of outstanding natural beauty renowned for hosting several festivals of culture including literature, jazz & food as well sporting events including the Gold Cup the main event at Prestbury Park held every March.

GENERAL INFORMATION

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

Local Authority: Cheltenham B C: 01242 262626.

Council Tax Band: (E) - £ 2,622.38 pa. (2024/2025).

EPC Rating: E

Residents permit parking zone 15: Permits Approx £63.00 per year.

VIEWINGS

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

Approximate Gross Internal Area 2268 sq ft - 211 sq m

Lower Ground Floor Area 602 sq ft – 56 sq m

Ground Floor Area 507 sq ft – 47 sq m

First Floor Area 463 sq ft – 43 sq m

Second Floor Area 384 sq ft – 36 sq m

Garage Area 312 sq ft – 29 sq m

