

21, 22 & 23 KEYNSHAM STREET
CHELtenham, GLOUCESTERSHIRE, GL52 6EJ





An exciting development of just three individual, state-of-the-art homes at the end of a sought-after road just a short walk from the town centre.

DESCRIPTION & SCHEDULE OF ACCOMMODATION

Set back from this already quiet road, 21-23 Keynsham Street is an exclusive re-development of an old Victorian red brick industrial building. Much of the original building has been substantially altered to provide homes that are 'like new' but some original features including boundary walls and window openings remain, meaning the development offers an abundance of character and charm whilst offering numerous eco-friendly credentials.

21 – An attractive end-terrace house offering light and spacious accommodation including a large contemporary open-plan living room, three bedrooms, bathroom and off-road parking with a vehicle charging point. 860sq.ft.

22 – A mid-terrace property complete with a manageable private garden, open-plan living room with contemporary kitchen, two double bedrooms and a shower room. On-street parking. 712sq.ft.

23 – Set in the most private position within the development, this house has the benefit of the largest garden and has off-road parking with a car charging point. Internally the property has a stunning open-plan living area, two bedrooms and a shower room. 942sq.ft.

SITUATION

Keynsham Street is a highly regarded and peaceful no through road in the heart of Cheltenham. The High Street and Montpellier are within easy walking distance, as is Cheltenham General Hospital, Sandford Park and Cheltenham Lido Swimming Pool. The development is also particularly well located for access to the A40.

AGENTS NOTE

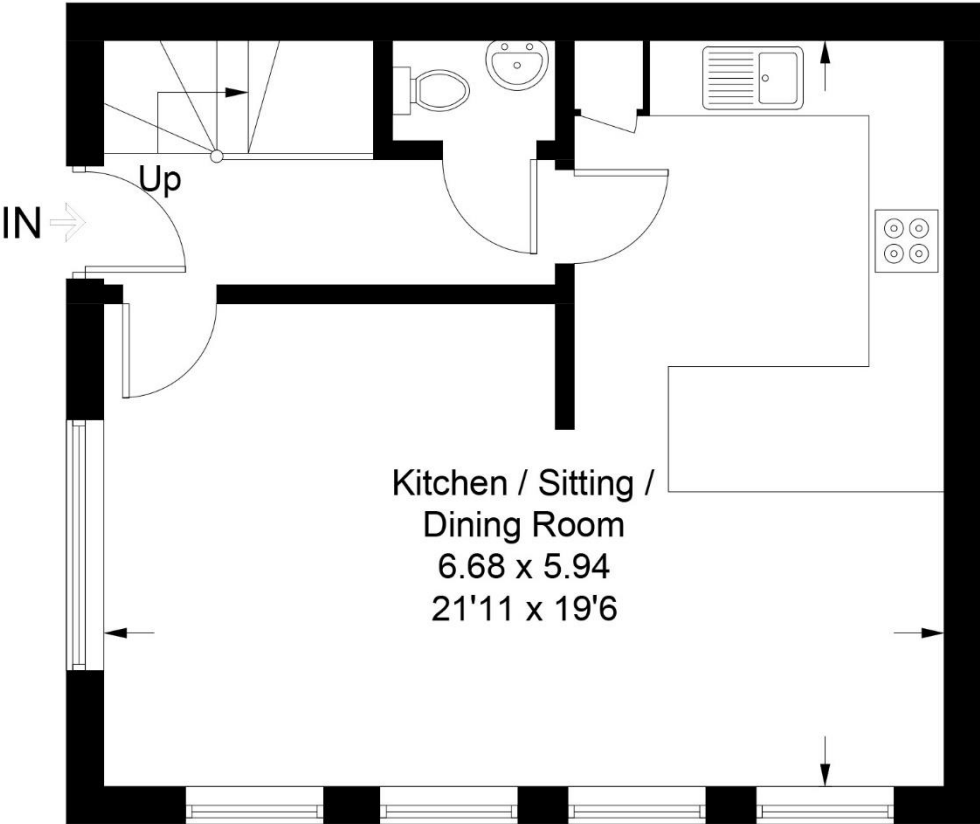
The virtually furnished images are of No.23 only.



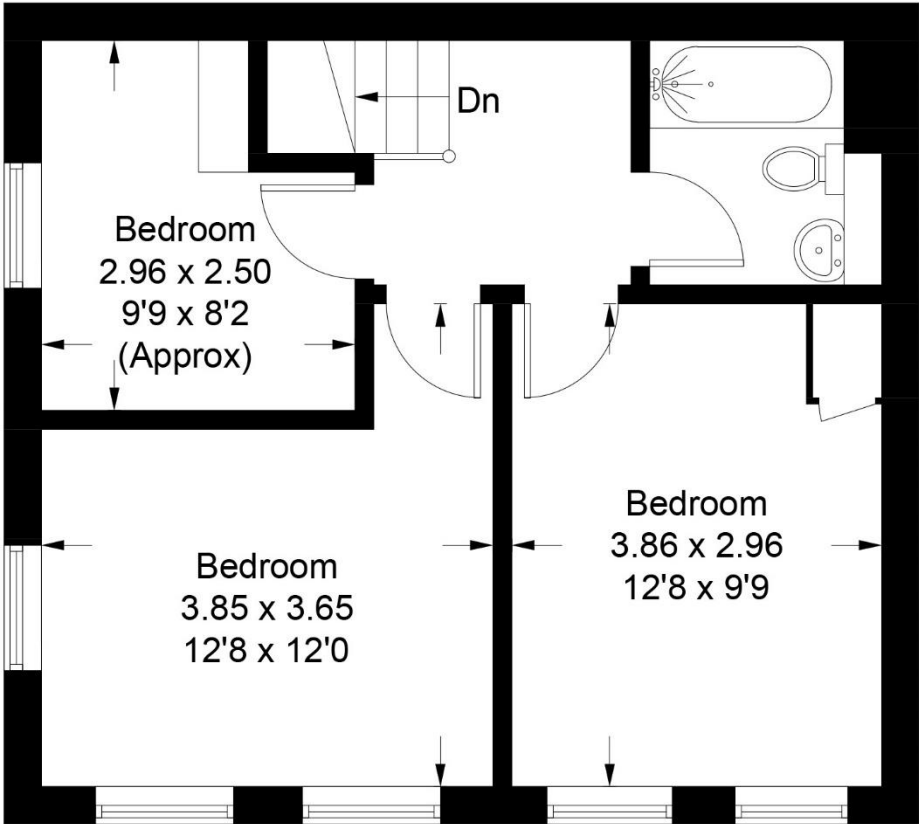


21 Keynsham Street

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft



Ground Floor

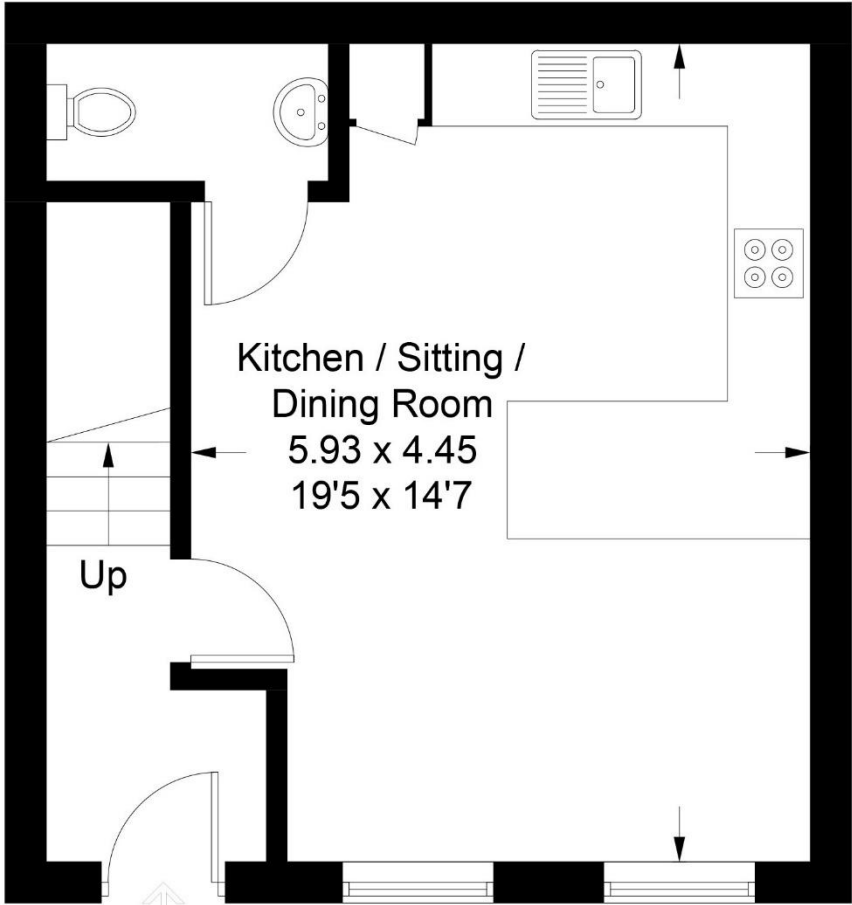


First Floor

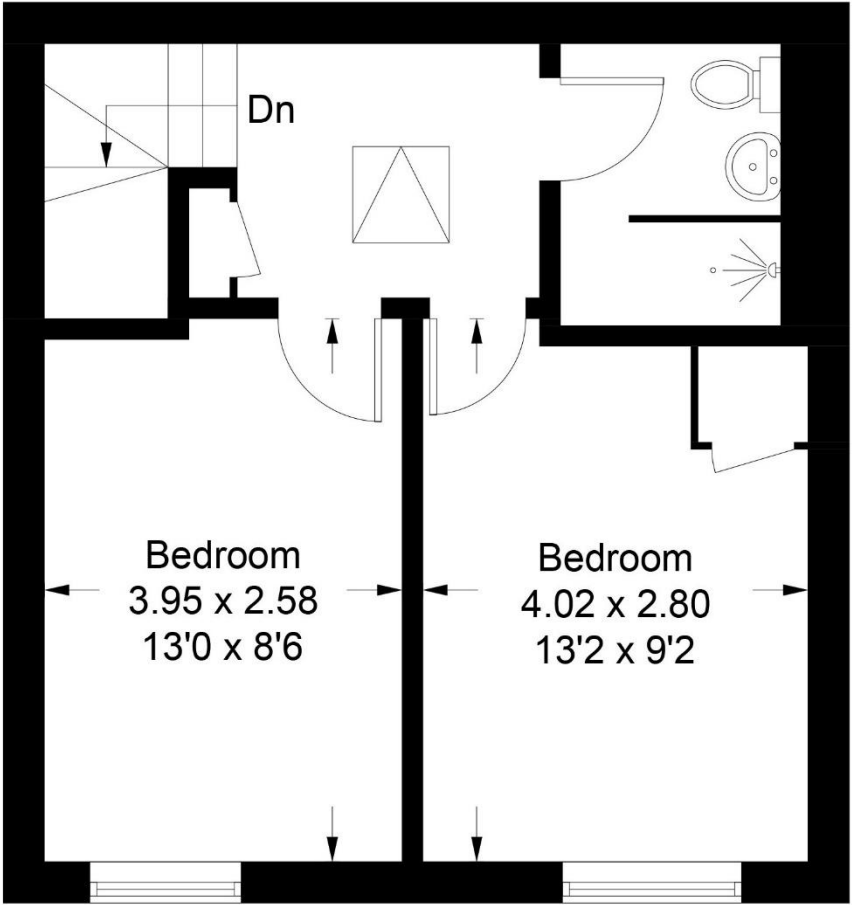
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22 Keynsham Street

Approximate Gross Internal Area = 66.2 sq m / 712 sq ft



IN
Ground Floor

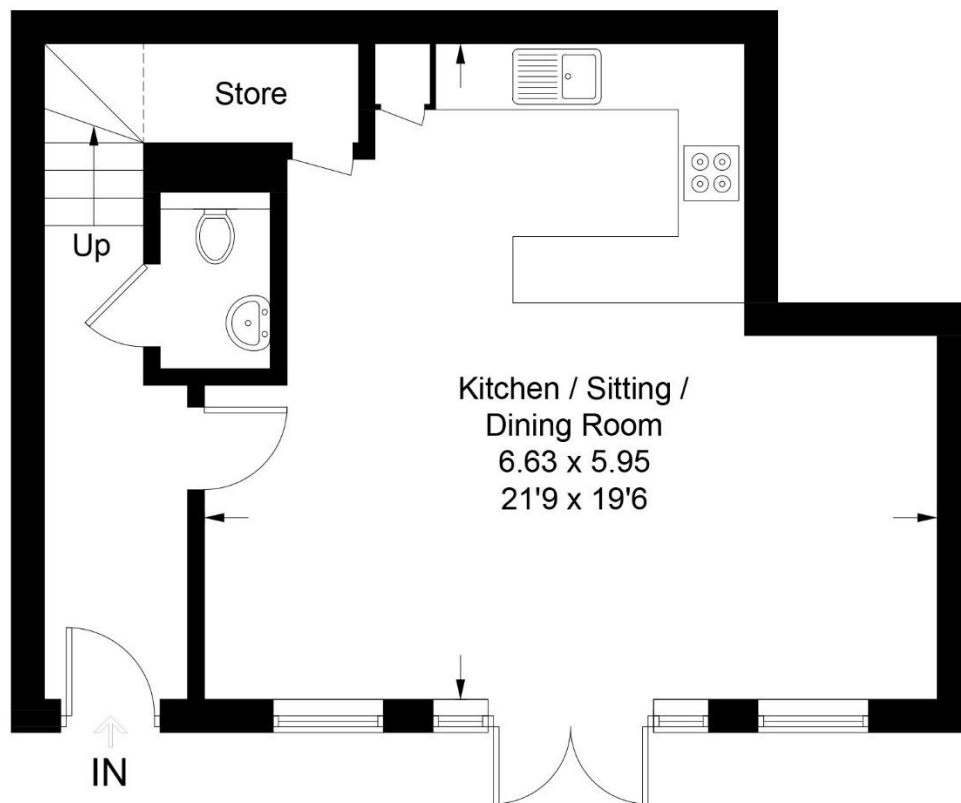


First Floor

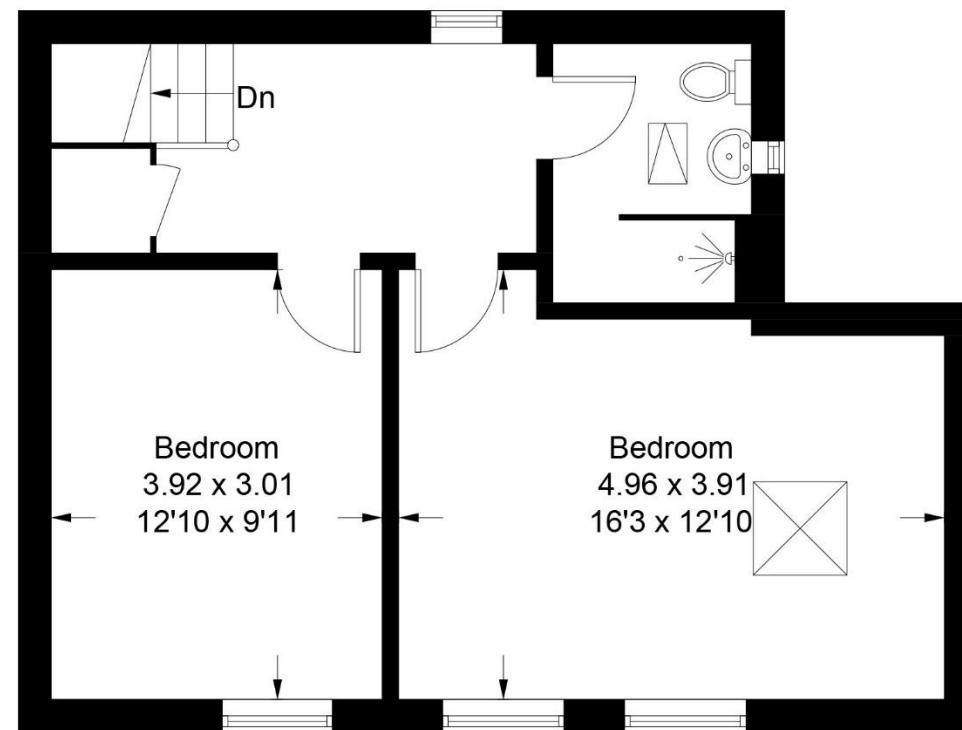
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1231150)

23 Keynsham Street

Approximate Gross Internal Area = 87.5 sq m / 942 sq ft



Ground Floor



First Floor

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Charles Lear & Co.

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GENERAL INFORMATION

Mains water, electricity and drainage are connected to each property.
Fibre broadband has been installed together with electric car charging points for 21 & 23 Keynsham Street.
Each property is warmed using an air source heat pump.

WARRANTY INFORMATION

A professional consultant's certificate (PCC) will accompany the sale of each property.

COUNCIL TAX

Cheltenham Borough Council – 01242 262626
Council Tax Charges are TBC.

PRICE LIST

21 Keynsham Street - £400,000
22 Keynsham Street - £375,000
23 Keynsham Street - £425,000

EPC RATINGS

21 Keynsham Street – 74 (C)
22 Keynsham Street – 78 (C)
23 Keynsham Street – 70 (C)
Full EPC's are available on request.

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on +44 (0)1242 222722.

