



1 Victoria Terrace

Cheltenham, GL52 6BN

Offers in excess of £700,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this fine example of a four bedroom elegant townhouse with well-proportioned accommodation. Number 1 Victoria Terrace has the proportions and period style indicative of its era belying a modern finish ideal for stylish living.

Victoria Terrace provides a perfect example of town living, yet enviably close to the parks and opens spaces that makes this area perennially popular with families. Boasting a south facing rear garden and off road parking accessed via electric gates this property is sure to be very popular, we therefore advise an early viewing to avoid disappointment !



Situation:

1 Victoria Terrace is situated in a sought-after location within the town's central conservation area, situated close by there are a number of day-to-day amenities including the highly regarded Berkhamstead School. Cheltenham's diverse High Street and Promenade which are a short walk away provide an excellent range of department stores, shops, boutiques, bars, cafes and restaurants. Cheltenham General Hospital and the nearby Sandford Park are both close by, as is Pittville Park which benefits from a Children's play area, boating lake and the magnificent Grade I listed Pump Rooms. Access to the A40 from Victoria Terrace is also favourable.

Description:

Situated on the corner of Victoria Terrace and Princes Street, with sought-after off-street parking for two cars, this beautifully proportioned period townhouse has been the subject of a significant programme of updating and modernisation during its current tenure to create an exceptional home. The property has light and spacious accommodation set out over three floors with classic rendered and painted elevations complimented by newly fitted sash windows and plantation shutters.

The ground floor accommodation consists a hall, a spacious double living room which is flooded with light and benefits from a feature fireplace, Completing the ground floor is a recently remodelled open-plan kitchen dining room with modern fitted units and bi-fold doors opening to the rear garden.

On the first floor there are three bedrooms, with the primary

bedroom benefitting an en-suite shower room and a family bathroom.

The basement provides a further double bedroom with an en-suite bathroom and a useful utility room.

Externally, the south facing rear garden is surprisingly private and is also a reasonable size with a lawn, planted borders and an electric gate offering secure, off road parking.

Agents Note:

- We are advised that the property has GRANTED planning permission for a single storey extension. More information can be found at Cheltenham Borough Council using ref: 18/02212/FUL
- The current owner has installed a new Worcester Bosch Gas Fired Combination Boiler in the last 12 months.
- The Kitchen/ Breakfast room benefits from underfloor heating.

Tenure

Freehold

Local Authority

Cheltenham Borough Council
Council Tax Band: D

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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