



21 St Lukes Place, St Lukes, Cheltenham, Gloucestershire GL53 7JL

A charming two bedroom period town house, conveniently located in central Cheltenham, offering accommodation full of character arranged over three floors. Well-presented throughout with Oak flooring and spiral staircase.





Arranged over three floors this lovely town house offers many pleasing features.

The front door opens into a an entrance hall, with access to a study/snug room, stairs to the first floor landing and leads through to a pleasant sitting room with stove and a door leading to the rear garden.

A spiral staircase leads down to a good sized double aspect kitchen/breakfast room which is well fitted, appointed and has access to a useful walk in larder and cloakroom with cupboard housing the gas boiler for central heating and hot water. a door to the rear provides access to the garden.

On the first floor is a small landing and two bedrooms, both having access to the 'Jack & Gill' bathroom which is tiled and fitted with a modern white suite.

Outside to the rear is an enclosed West facing garden (14' square) which is paved, enclosed and has access to an outside store room.

The property is well presented throughout and displays many pleasing features. Benefits include Oak flooring, double glazed windows and gas fired central heating to radiators.

## General

Service: All mains service are believed to be connected.

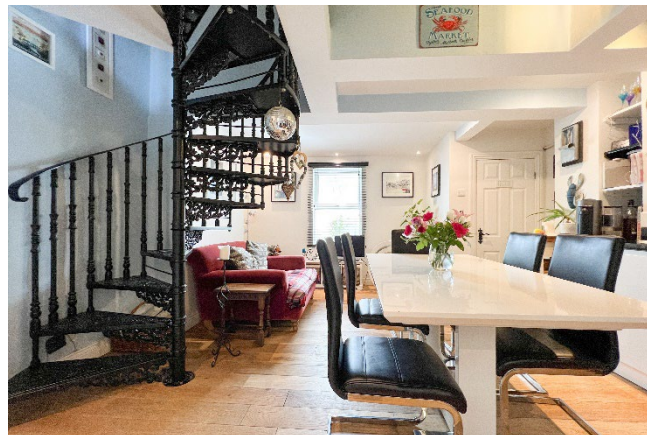
Local Authority: Cheltenham Borough Council.

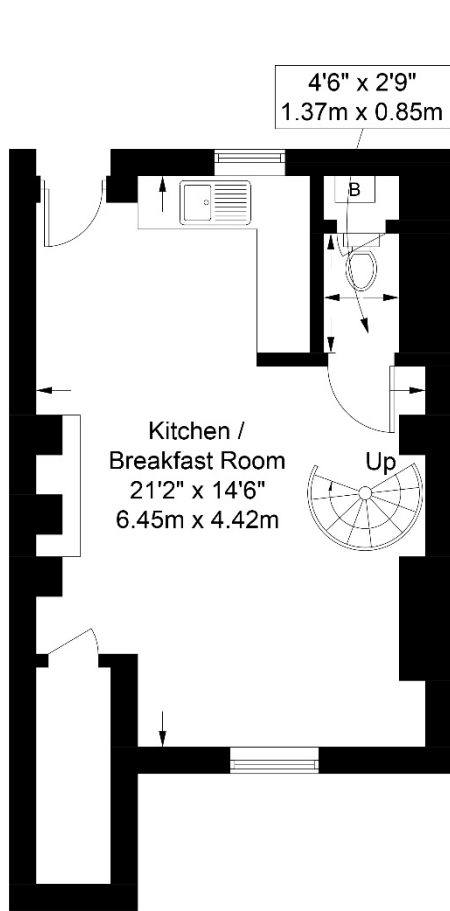
Council Tax: Band B

EPC: TBC

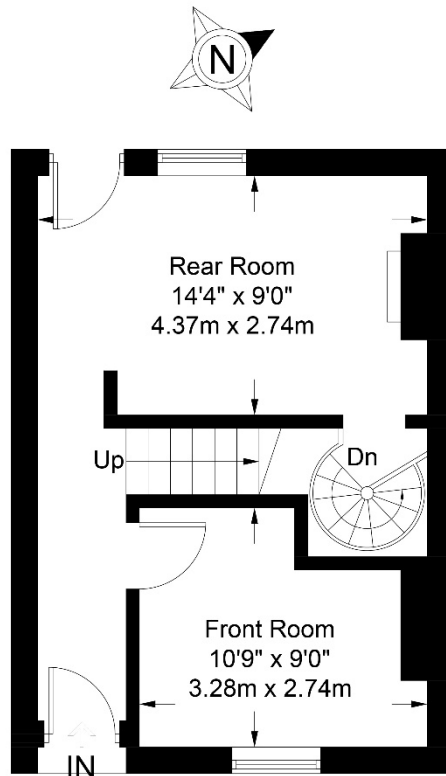
Parking: Permit parking on street.

Title Number: GR187396

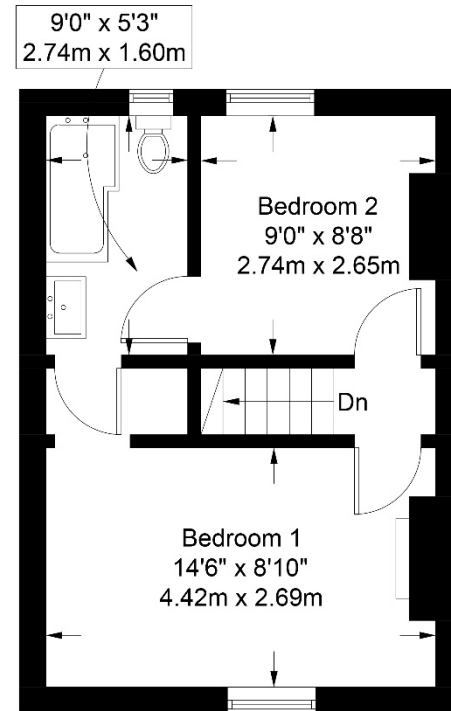




**LOWER GROUND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



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Approximate Gross Internal Area 927 sq ft / 86.1 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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48 Andover Road, Cheltenham GL50 2TL  
Tel: 01242 241122  
Email: [post@readmaurice.co.uk](mailto:post@readmaurice.co.uk)  
[www.readmaurice.co.uk](http://www.readmaurice.co.uk)