



8 Lansdown Terrace Lane, Lansdown, Cheltenham, Gloucestershire GL50 2JU



A well-presented and established town house in Lansdown offering unique accommodation arranged over two floors with two ground floor bedrooms and good sized living space with an outside terrace on the first floor. The kitchen and bathroom are well appointed and there is a useful garage/store room.







Entering the house on the ground floor, the front door opens onto a staircase hall. On one side is the main bedroom and on the other is the second bedroom, both rooms are of a good size.

The staircase leads up to a first floor landing which has a large storage cupboard.

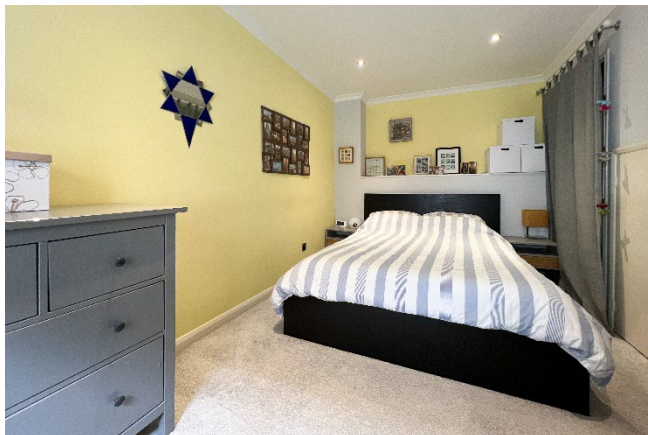
To one side is a well-appointed bathroom, fitted with a modern white suite comprising a bath with electric shower over, basin and W.C. The walls are partially tiled and the room has electric under floor heating.

To the other side of the landing is the property's open living space which has two window to the front, oak flooring and double doors which lead to a pleasant outside terrace.

Off the living space is a well fitted kitchen with modern wall and base units, Oak surfaces and electric under floor heating.

Outside there is a useful garage/store room c.16'6x8'6 narrowing to 6'6.

The property is well presented throughout and features double glazed sash windows and gas fired central heating to radiators.



## General

Services: All mains services are believed to be connected.

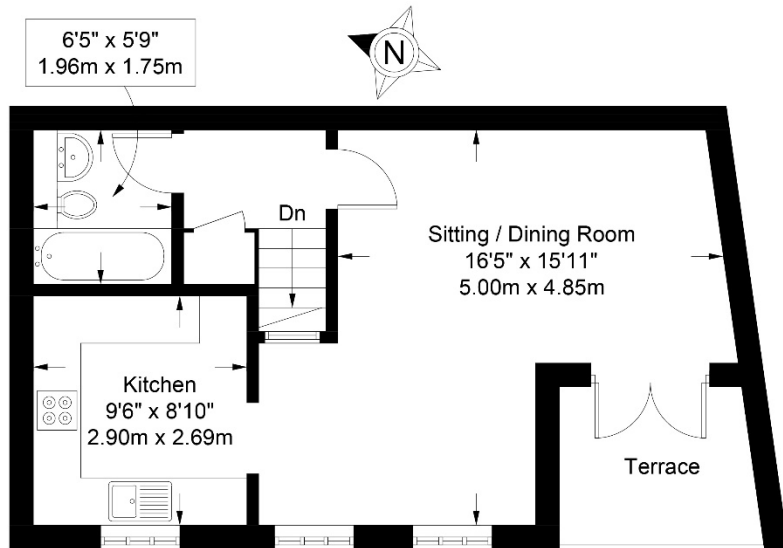
Local Authority: Cheltenham Borough Council.

Council Tax: Band C.

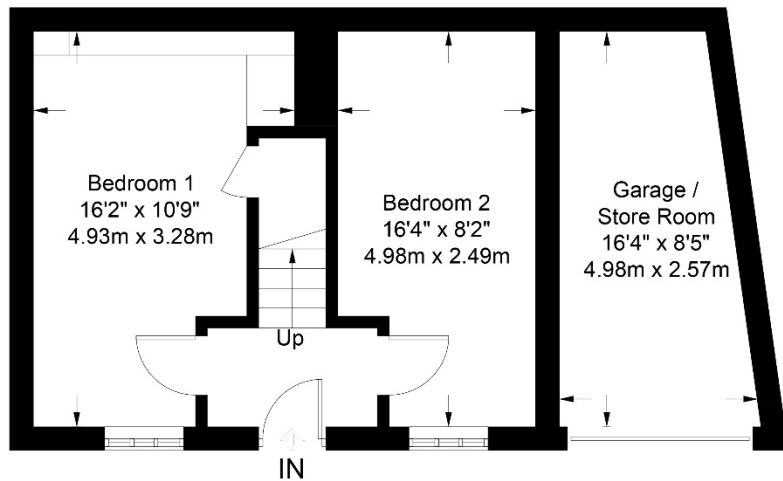
EPC: D (65/87)

Parking: There is a small garage and on street unallocated parking within the lane.

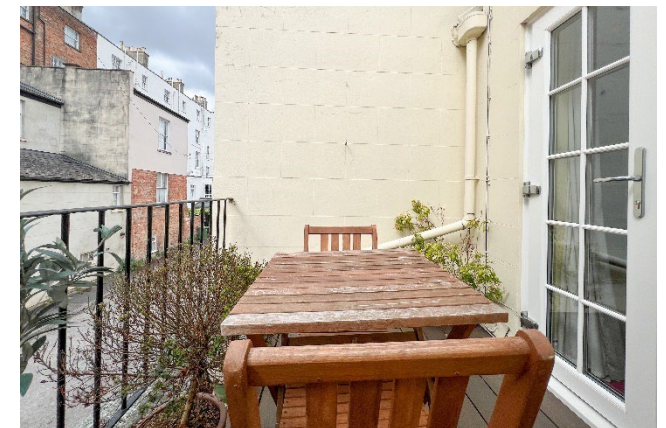
Title Number: GR51845



### FIRST FLOOR



### GROUND FLOOR



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Approximate Gross Internal Area 880 sq ft / 81.8 sq m (including the garage/store room)

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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