



4 Lancaster Court, Well Place, Lansdown, Cheltenham GL50 2PJ

Offering 1492 sq ft and arranged over three floors, this established town house offers an amazing opportunity for modernisation and improvement. Located in a quiet back lane in Lansdown with the added benefit of a south facing rear garden.





The front door leads into an enclosed entrance porch with storage cupboard and inner door to the entrance hall. Doors from the entrance hall lead to a cloakroom, garage and the kitchen/breakfast room located to the rear of the property.

On the first floor is a spaciouly light 'L' shaped sitting room with three south facing windows and views over neighbouring gardens. Also on this floor is the third bedroom.

Stairs lead up to a naturally light landing of which are two bedrooms and a good sized bathroom. The garage is integral with a motorised door and personal door to the entrance hall.

Outside to the rear is an enclosed south facing garden (21'x17') which has pedestrian access to the front of the property.

The property features gas fired radiator central heating and double glazed windows.

### **General:**

Service: All mains service are believed to be connected.

Local Authority: Cheltenham Borough Council.

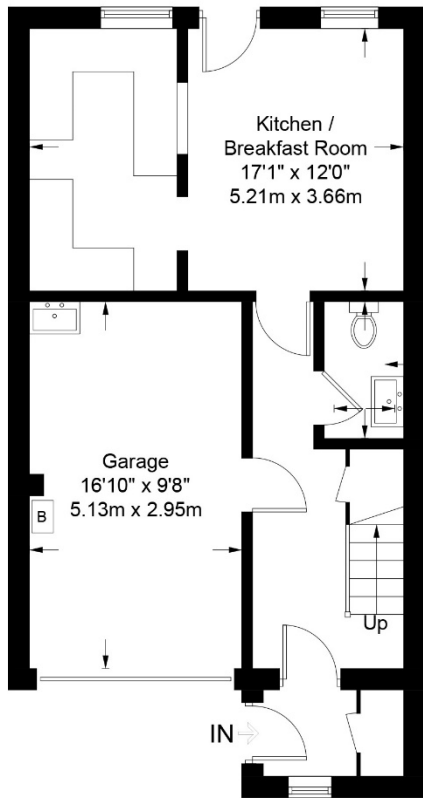
Council Tax: Band E

EPC: D (57/81)

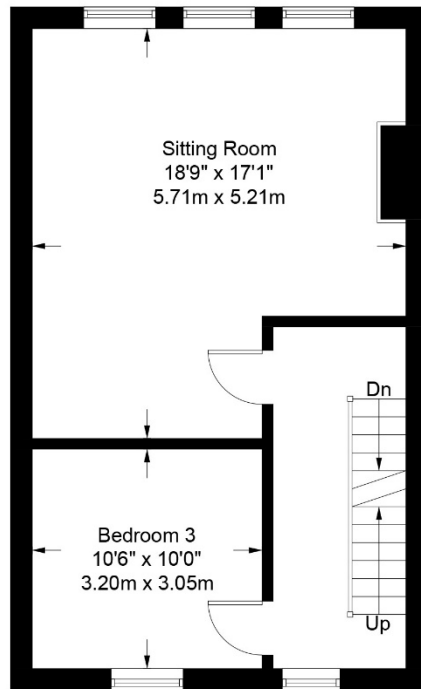
Parking: On street parking.

Title Number: GR176971

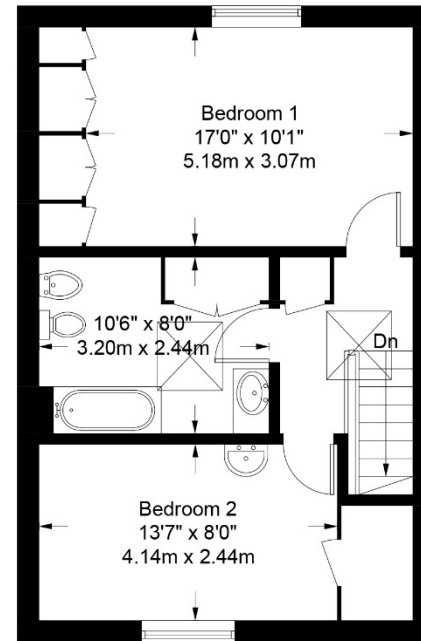




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

6'3" x 3'7"  
1.90m x 1.09m



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Approximate Gross Internal Area 1492 sq ft / 138 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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